Area Zoning Studies

King County Comprehensive Plan 2012

Public Review Draft

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2012 King County Comprehensive Plan Update West Hill Renton Avenue @ 76th Ave S. Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

The owner of parcel number 7580200440 filed a docket request to change the land use designation of this parcel from Urban Residential, 4-12 homes per acre to a commercial designation, and to include the subject property within the West Hill Community Business Center. This request also calls for the existing R-6-P zoning to be changed to commercial zoning. This parcel is adjacent to the existing commercial center.

This area zoning study will evaluate all of the residential property between 76th Avenue S. and 78th Avenue S., that are located south of Renton Avenue S. and that also abut the existing commercial center to determine whether or not any of these parcels should be added to the existing commercial center.

Existing Conditions

The subject property is developed with a commercial structure that is attached to and may be part of the laundry business on adjacent parcel 7580200435. There is also a driveway and old garage on the site. The adjacent residential properties to the east are all developed with single family residences, consistent with their R-6-P zoning. Directly south of the subject property is a parcel zoned R-24 that is developed with multifamily residences. To the west is a laundry establishment that shares a common wall with the office on the subject property. Further to the west, on the corner of Renton Ave. S. and 76th Ave S., are an insurance office and its parking lot.

Applicable King County Comprehensive Plan Policies:

- U-159 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment of existing community business centers is encouraged.
- U-160 Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.

Analysis and Conclusion:

The study area is developed with residential uses consistent with existing zoning, except for the subject parcel 7580200440, which has an old commercial structure that appears to be used as an office. There is a hedge that appears to screen the office use on the subject property from the adjacent single family residences to the east and south. This residential area, with the exception of parcel 7580200440 appears stable and built out under existing zoning.

A field investigation indicates that it is not easy to distinguish the subject property from the adjacent parcel to the west with the laundry operation. It is conceivable that the existing zoning is based on the belief that the laundry and office are on one parcel, and the subject property is vacant, except for a driveway and old garage. In terms of use, the subject property is clearly more related to the laundry business to the west than the residential area to the east, and the existing office on the site may even be a part of this laundry operation. It appears that the subject property is being used as parking for the cleaners.

It is not reasonable to assume the site will be redeveloped with one single family residence under the existing R-6-P zoning. The subject property is clearly oriented to the business use to the west, and away from the residential use to the east. King County Comprehensive Plan Policy U-159 (above) calls for the redevelopment of existing centers. Adding the subject property to the existing commercial center will make it more likely that this site will be redeveloped, perhaps encouraging redevelopment of the adjacent commercial property.

Redesignating parcel 7580200440 from Urban Residential, 4-12 homes per acre to

commercial and including it within the West Hill Community Business Center is consistent with KCCP Policy U-159. There are no other nearby properties that should also be added to the commercial center, as the residential properties are developed with single family homes.

Rezoning the same parcel from R-6-P to CB-SO implements the Community Business land use designation and therefore is consistent with KCCP Policy U-160.

Executive Staff Recommendation:

Amend the KCCP land use designation for parcel 7580200440 from Urban Residential, 4-12 homes per acre to Community Business. Existing P-Suffix condition WH-P4 is deleted, as it is only applicable to residential property.

Amend the King County Zoning Atlas designation for parcel 7580200440 from R-6-P to CB-SO. Include the subject property within Special District Overlay SO-050, which is the special district overlay for pedestrian-oriented commercial development used on the adjacent commercial property and other commercial property within this commercial center. King County Code Chapter 21A.38.050 contains the text for this special district overlay:

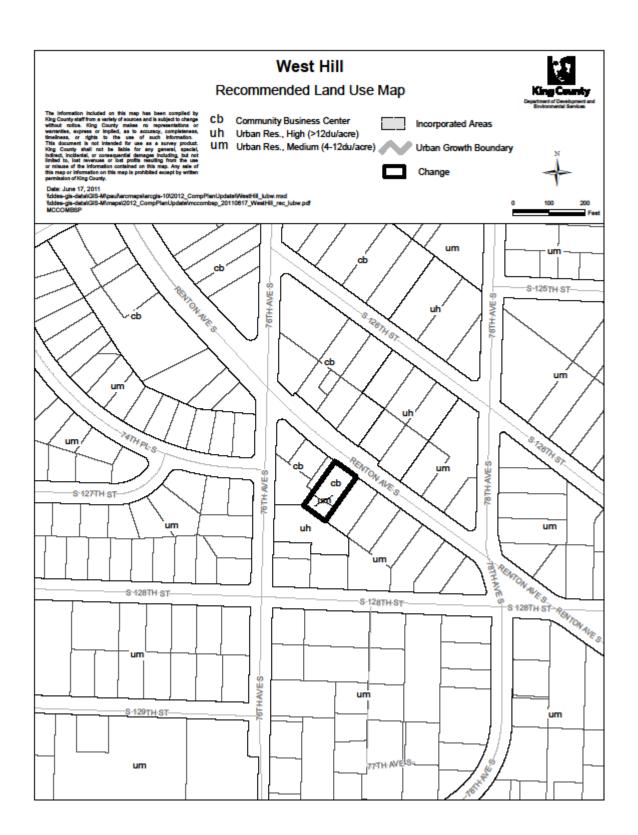
21A.38.050 Special district overlay - Pedestrian-oriented commercial development.

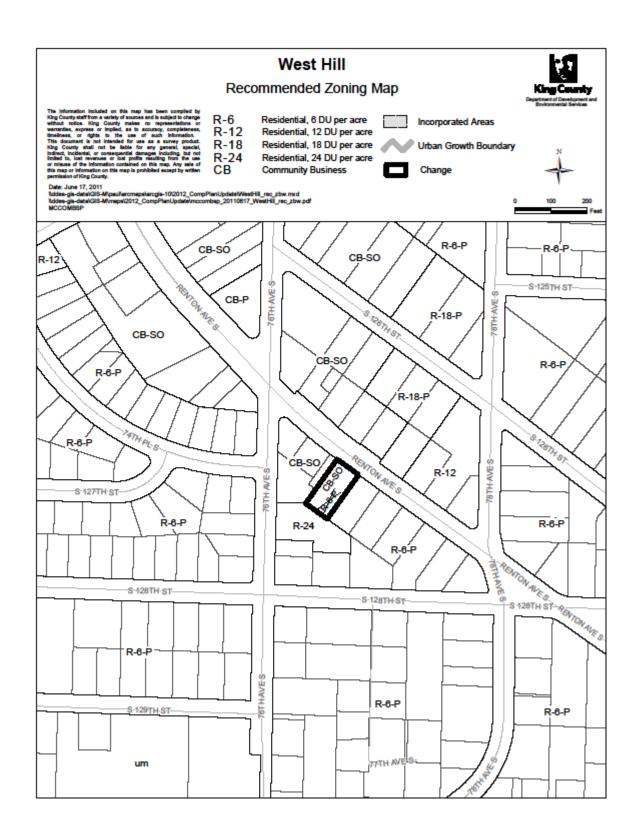
- A. The purpose of the pedestrian-oriented commercial development special district overlay is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial district shall only be established in areas designated within a community, subarea, or neighborhood plan as an urban activity center and zoned CB, RB or O.
- B. Permitted uses shall be those uses permitted in the underlying zone, excluding the following:
 - 1. Motor vehicle, boat and mobile home dealer;
 - 2. Gasoline service station;
 - 3. Drive-through retail and service uses;
 - 4. Car washes;
 - 5. Retail and service uses with outside storage, e.g. lumber yards, miscellaneous equipment rental or machinery sales;

- 6. Wholesale uses:
- 7. Recreation/cultural uses as set forth in K.C.C. 21A.08.040, except parks, sports clubs, theaters, libraries and museums;
- 8. SIC Major Group 75 (Automotive repair, services and parking) except 7521 (automobile parking; but excluding tow-in parking lots);
- 9. SIC Major Group 76 (Miscellaneous repair services), except 7631 (Watch, clock and jewelry repair);
- 10. SIC Major Group 78 (Motion pictures), except 7832 (theater) and 7841 (video tape rental);
- 11. SIC Major Group 80 (Health services), except offices and outpatient clinics (801-804);
- 12. SIC Industry Group 421 (Trucking and courier service);
- 13. Public agency archives;
- 14. Self-service storage;
- 15. Manufacturing land uses as set forth in K.C.C. 21A.08.080, except 2759 (Commercial printing); and
- 16. Resource land uses as set forth in K.C.C. 21A.08.090.
- C. The following development standards shall apply to uses located in pedestrian-oriented commercial overlay districts:
 - 1. Every use shall be subject to pedestrian-oriented use limitations and street facade development standards (e.g. placement and orientation of buildings with respect to streets and sidewalks, arcades or marquees) identified and adopted through an applicable community, subarea or, neighborhood plan, or the area zoning process;
 - 2. For properties that have frontage on pedestrian street(s) or routes as designated in an applicable plan or area zoning process, the following conditions shall apply:
 - a. main building entrances shall be oriented to the pedestrian street;
 - b. at the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way;
 - c. building facades shall comprise at least 75% of the total pedestrian street frontage for a property and if applicable, at least 75% of the total pedestrian route frontage for a property;

- d. minimum side setbacks of the underlying zoning are waived;
- e. building facades of ground floor retail, general business service, and professional office land uses that front onto a pedestrian street or route shall include windows and overhead protection;
- f. building facades along a pedestrian street or route, that are without ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and
- g. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.
- 3. Floor/lot area ratio shall not exceed 5:1, including the residential component of mixed use developments, but not including parking structures;
- 4. Building setback and height requirements may be waived, except for areas within fifty feet of the perimeter of any special district overlay area abutting an R-12 or lower density residential zone;
- 5. The landscaping requirements of K.C.C. 21A.16 may be waived if landscaping conforms to a special district overlay landscaping plan adopted as part of the area zoning. The overlay district landscaping plan shall include features addressing street trees, and other design amenities (e.g. landscaped plazas or parks);
- 6. On designated pedestrian streets, sidewalk width requirements shall be increased to a range of ten to twelve feet wide including sidewalk landscaping and other amenities. The sidewalk widths exceeding the amount required in the King County Road Standards may occur on private property adjoining the public street right-of-way; and
- 7. Off-street parking requirements K.C.C. 21A.18 are modified as follows for all nonresidential uses:
 - a. No less than one space for every 1000 square feet of floor area shall be provided;
 - b. No more than seventy-five percent of parking shall be on-site surface parking. Such parking shall be placed in the interior of the lot, or at the rear of the building it serves; and
 - c. At least twenty-five percent of the required parking shall be enclosed in an on-site parking structure or located at an off-site common parking facility, provided that this requirement is waived when the applicant signs a no protest agreement to participate in any improvement district for the future construction of such

facilities. (Ord. 13022 § 30, 1998: Ord. 12823 § 4, 1997: Ord. 10870 § 578, 1993).







2012 King County Comprehensive Plan Update West Hill Grocery Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

The purpose of this area zoning study is to evaluate a proposal to remove parcels 1223049178 and 1223049068 from a pedestrian-oriented special district overlay in order to build a full service grocery store serving the West Hill Community. The subject property is developed with a vacant strip shopping center which included a small grocery store, and a large parking lot.

The existing special district overlay requires new commercial development proposals to locate buildings adjacent to the sidewalk and place parking behind the building. The property owner's representative states there is insufficient room to locate a new full service grocery store between the sidewalk and an existing power line easement.

The properties are designated Community Business on the King County Comprehensive Plan (KCCP) land use map. The zoning for these parcels is CB-SO. The following is the text of the existing special district overlay:

21A.38.050 Special district overlay - Pedestrian-oriented commercial development.

- A. The purpose of the pedestrian-oriented commercial development special district overlay is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial district shall only be established in areas designated within a community, subarea, or neighborhood plan as an urban activity center and zoned CB, RB or O.
- B. Permitted uses shall be those uses permitted in the underlying zone, excluding the following:
 - 1. Motor vehicle, boat and mobile home dealer:

- 2. Gasoline service station;
- Drive-through retail and service uses;
- 4. Car washes;
- 5. Retail and service uses with outside storage, e.g. lumber yards, miscellaneous equipment rental or machinery sales;
- 6. Wholesale uses:
- 7. Recreation/cultural uses as set forth in K.C.C. 21A.08.040, except parks, sports clubs, theaters, libraries and museums;
- 8. SIC Major Group 75 (Automotive repair, services and parking) except 7521 (automobile parking; but excluding tow-in parking lots);
- SIC Major Group 76 (Miscellaneous repair services), except 7631 (Watch, clock and jewelry repair);
- SIC Major Group 78 (Motion pictures), except 7832 (theater) and 7841 (video tape rental);
- 11. SIC Major Group 80 (Health services), except offices and outpatient clinics (801-804);
- 12. SIC Industry Group 421 (Trucking and courier service);
- 13. Public agency archives;
- 14. Self-service storage;
- 15. Manufacturing land uses as set forth in K.C.C. 21A.08.080, except 2759 (Commercial printing); and
- 16. Resource land uses as set forth in K.C.C. 21A.08.090.
- C. The following development standards shall apply to uses located in pedestrianoriented commercial overlay districts:
 - Every use shall be subject to pedestrian-oriented use limitations and street facade development standards (e.g. placement and orientation of buildings with respect to streets and sidewalks, arcades or marquees) identified and adopted through an applicable community, subarea or, neighborhood plan, or the area zoning process;
 - 2. For properties that have frontage on pedestrian street(s) or routes as designated in an applicable plan or area zoning process, the following conditions shall apply:
 - a. main building entrances shall be oriented to the pedestrian street;

- b. at the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way;
- building facades shall comprise at least 75% of the total pedestrian street frontage for a property and if applicable, at least 75% of the total pedestrian route frontage for a property;
- d. minimum side setbacks of the underlying zoning are waived;
- e. building facades of ground floor retail, general business service, and professional office land uses that front onto a pedestrian street or route shall include windows and overhead protection;
- f. building facades along a pedestrian street or route, that are without ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and
- g. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.
- 3. Floor/lot area ratio shall not exceed 5:1, including the residential component of mixed use developments, but not including parking structures;
- 4. Building setback and height requirements may be waived, except for areas within fifty feet of the perimeter of any special district overlay area abutting an R-12 or lower density residential zone;
- 5. The landscaping requirements of K.C.C. 21A.16 may be waived if landscaping conforms to a special district overlay landscaping plan adopted as part of the area zoning. The overlay district landscaping plan shall include features addressing street trees, and other design amenities (e.g. landscaped plazas or parks);
- 6. On designated pedestrian streets, sidewalk width requirements shall be increased to a range of ten to twelve feet wide including sidewalk landscaping and other amenities. The sidewalk widths exceeding the amount required in the King County Road Standards may occur on private property adjoining the public street right-of-way; and
- 7. Off-street parking requirements K.C.C. 21A.18 are modified as follows for all nonresidential uses:
 - a. No less than one space for every 1000 square feet of floor area shall be provided;
 - No more than seventy-five percent of parking shall be on-site surface parking. Such parking shall be placed in the interior of the lot, or at the rear of the building it serves; and

c. At least twenty-five percent of the required parking shall be enclosed in an on-site parking structure or located at an off-site common parking facility, provided that this requirement is waived when the applicant signs a no protest agreement to participate in any improvement district for the future construction of such facilities. (Ord. 13022 § 30, 1998: Ord. 12823 § 4, 1997: Ord. 10870 § 578, 1993).

Ordinance 10870, effective June 28, 1993

Applicable King County Comprehensive Plan Policies:

U-158 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded.

Community business centers should include the following mix of uses:

- a. Retail stores and services;
- b. Professional offices;
- c. Community and human services;
- Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit;
- e. fruit and produce stands or small outlets offering locally produced value-added food product, such as cheese, meats, preserves.
- U-159 Designated community business centers are shown on the Comprehensive Plan
 Land Use Map. Expansion of existing or designation of new community business
 centers shall be permitted only through a subarea planning process.

 Redevelopment of existing community business centers is encouraged (emphasis added).

Analysis and Conclusions:

The subject property is developed with a large underused parking lot and a vacant strip shopping center. Any redevelopment of this site is complicated by the power line easement running northwest to southeast that bisects the property. It does not appear possible to locate a grocery store between the existing sidewalk and the power line easement. It does appear possible to locate some new commercial development between the sidewalk and the power line, provided the access from the proposed grocery store to Renton Ave. South is designed to accommodate this concept.

The adjacent property to the west, parcel 1223049007, is developed with a gas station – a use that predates the special district overlay (SDO) and would not be allowed under the provisions of the existing SDO.

A field inspection indicates that there is no full service grocery store serving this unincorporated urban community. The nearest grocery store is about 2 and 1/2 miles away in Renton, with only a convenience store that is part of the adjacent gas station serving the neighborhood surrounding this community business center.

KCCP Policy U-158 describes the uses and basic services that should be present in a community business center, including retail stores such a grocery store. The absence of a grocery store, along with the presence of two casinos, a pawn shop and a bowling alley, leads to the conclusion that this center is not providing the basic shopping and personal services for the surrounding neighborhood as envisioned by KCCP policy.

KCCP Policy U-159 encourages redevelopment of community business centers. The special district overlay includes provisions that, taken with the presence of the power line easement, preclude development of a full service grocery store on the subject property. The vacant buildings and large underused parking lot are indicative of a significant need for redevelopment. A grocery store is a needed use and ideal redevelopment project for this community business center.

Since the three parcels under consideration are located at the western end of the special district overlay, removal of the three parcels from the SDO will not reduce the viability of the remainder of the SDO.

The lack of a grocery store to serve this urban community denies neighborhood residents access to healthy food such as fresh vegetables and fruit. It should be noted as a matter of social equity, that virtually all community business centers in King County are anchored by a full service grocery store.

The proposal to develop a grocery store at this location is consistent with applicable KCCP policies.

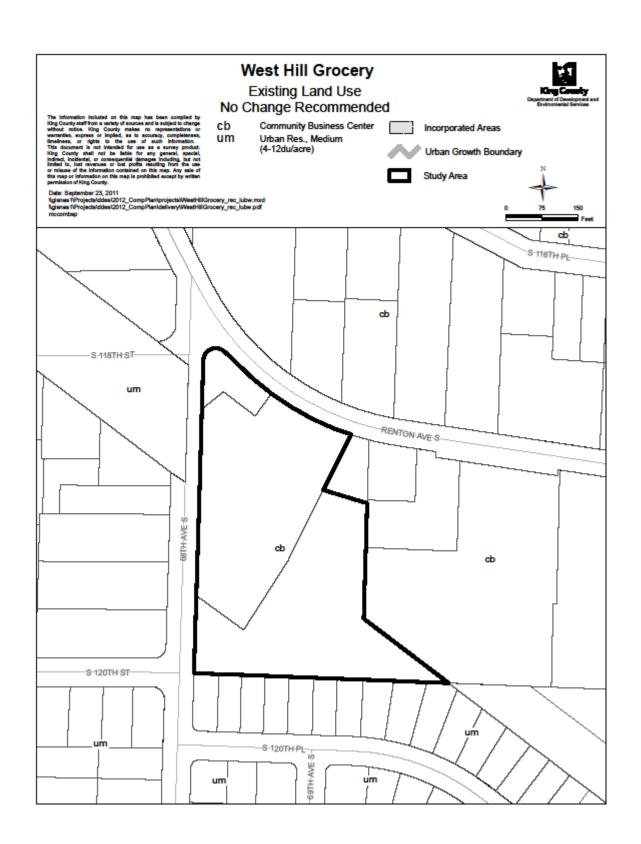
Executive Staff Recommendation:

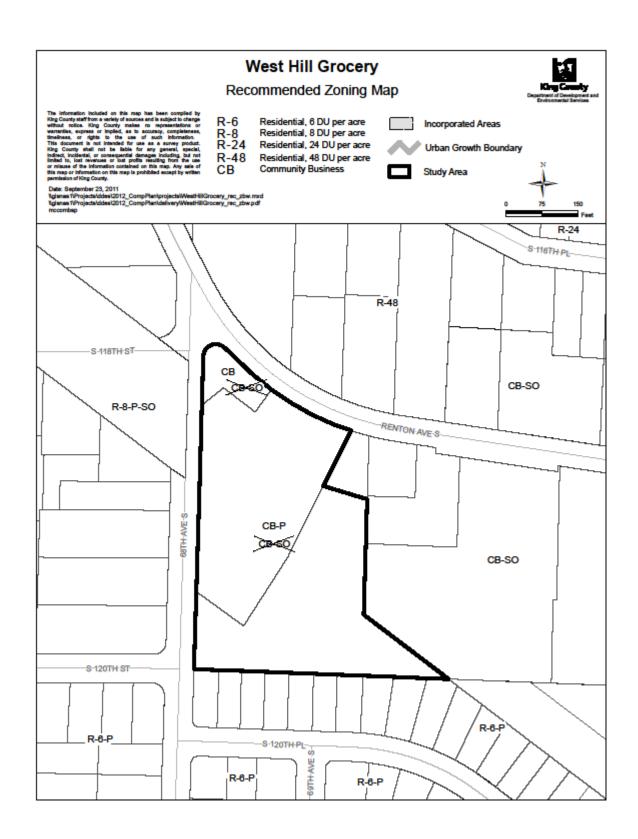
Amend the King County zoning atlas designation for parcels 1223049178 and 1223049068 from CB-SO to CB-P, with the following two P-Suffix conditions:

- 1. Access to Renton Avenue South shall be designed to permit future commercial development adjacent to the sidewalk and between the sidewalk and the power line easement.
- 2. An anchor full service grocery store is required. No new commercial development is permitted on this site prior to approval of the necessary permits for a grocery store.

Amend the King County zoning atlas designation for parcel 1223049007 (the existing gas station) from CB-SO to CB.

No change is recommended for the King County Comprehensive Plan land use designation of Community Business Center for these three parcels.







2012 King County Comprehensive Plan Update Sammamish Valley UGA Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

On May 10, 2011, the King County Council adopted Motion 13475, which calls for the Executive to conduct an area zoning study for the following parcels 1526059056, 1526059052, 1526059051, 1026059031, 1026059171, 1026059094, 1026059166, 102605TRCT, 1026059032, 1026059158, 1026059099, 1026059166, and 102605UNKN in the Sammamish Valley. These parcels are designated Rural on the King County Comprehensive Plan (KCCP) land use map and are being studied to determine whether any or all should be changed to Urban and added to the Urban Growth Area (UGA) for the purpose of annexation by the City of Woodinville and subsequent urban development.

The parcel numbers listed above comprise two property groups in the Sammamish Valley. One property group is located south of NE 171st Street, west of 140th Place NE. This northern property group has been the subject of three recent area zoning studies, including the most recent 2005 study, which was completed in response to a Growth Management Hearings Board decision. A portion of one parcel (1026059031) in this property group is within the Agricultural Production District (APD). All of the remaining property in this group is designated and zoned Rural.

The other property group is located to the south, on the west side of 148th Ave. NE, just north of NE 145th Street. This is a group of three parcels each under 2 acres in size that is designated Rural on the land use map and zoned Agriculture. These parcels are

outside and adjacent to the APD, which at this location is developed with Northshore athletic fields. The south margin of parcel 1526059051 abuts the City of Woodinville. Parcel 1526059056 includes Derby Creek, which is proposed for restoration by King County.

Both property groups are outside of the Urban Growth Area and both are adjacent to the Agricultural Production District (APD) – please see the attached land use and zoning maps.

Background - History

Motion 11697, passed by the King County Council on April 28, 2003, established the scope of work for the 2004 King County Comprehensive Plan (KCCP) Update. This Motion called for an Area Zoning Study to review RA-zoned property within the Sammamish Valley APD. Staff prepared a report for the 2004 update of the King County Comprehensive Plan that addressed rural-zoned land within the APD, but did not recommend any changes to the APD or conversion of land use or zoning designations from Rural or Agricultural to Urban.

In 2003, several property owners filed docket requests to change the land use and zoning for land within the northern property group from Rural and Agriculture to Urban as part of the 2004 update of the KCCP. Seven of the property owners pursued site-specific land use amendments. These requests were combined into a single proposal for consideration by the Hearing Examiner. The staff recommendation was to deny the site specific request. The Hearing Examiner also did not recommend approval of these proposed land use amendments.

In 2005, the Growth Management Hearings Board found that by including some land designated and zoned Rural within the APD, the County had "double-designated" these lands as Rural and as Resource lands. This map issue affected about 129 acres of land within the APD. In short, the County was directed to eliminate the double designation by either removing rural land from the APD or changing the designation from Rural to Agriculture for parcels within the APD. In November of 2005, the King County Council approved a subarea plan that implemented the directive of the Hearings Board.

This 2011 area zoning study addresses essentially the same northern property group

that was addressed in the three previous area zoning studies, including one parcel that the western portion is within the APD. This area zoning study also looks at three parcels in the vicinity of NE 145th Street and 148th Ave. NE that is referred to as the southern property group. The purpose of this study is to determine whether any of the parcels listed above should be added to the Urban Growth Area.

Applicable Countywide Planning Policy

FW-1, STEP 8a. The citizens and jurisdictions of King County are committed to maintaining a permanent rural area. The Growth Management Planning Council or its successor shall review all. Urban Growth Areas ten years after the adoption and ratification of Phase II amendments to the Countywide Planning Policies. The review shall be conducted utilizing monitoring reports and benchmark evaluation and be coordinated with evaluation and reporting requirements of state law. As a result of this review the Growth Management Planning Council or its successor may recommend to the Metropolitan King County Council amendments to the Urban Growth Area. Alternatively, King County may initiate consideration of Urban Growth Area amendments. Amendments shall be based on an evaluation of the following factors:

- the criteria in policies LU-26 and LU-27;
- the sufficiency of vacant, developable land and redevelopable land to meet projected needs;
- the actual and projected rate of development and land consumption by category of land use including both development on vacant land and redevelopment projects;
- the capacity of appropriate jurisdictions to provide infrastructure and service to the Urban Growth Areas;
- the actual and projected progress of jurisdictions in meeting their adopted 20-year goals and targets of number of households and employees per acre;
- the actual and projected rate of population and employment growth

- compared to adopted 20-year goals and target ranges, and compared to revised projections from the Washington State Office of Financial Management;
- the actual and projected trend of economic development and affordable housing indicators, as reported annually through the adopted monitoring and benchmarks program;
- indicators of environmental conditions, such as air quality, water quality, wildlife habitat, and others.

Applicable King County Comprehensive Plan Policies and text:

- R-202 The Rural Area designations shown on the King County

 Comprehensive Plan Land Use Map include areas that are rural in character and meet one or more of the following criteria:
 - a. Opportunities exist for significant commercial or noncommercial farming and forestry (large-scale farms and forest lands are designated as Resource Lands);
 - b. The area will help buffer nearby Resource Lands from conflicting urban uses:
 - c. The area is contiguous to other lands in the Rural Area, Resource Lands or large, predominantly environmentally critical areas;
 - d. There are major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure;
 - e. The area is not needed for the foreseeable future that is well beyond the 20-year forecast period to provide capacity for population or employment growth;
 - f. The area has outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a Rural Area designation; or
 - g. Significant environmental constraints make the area generally unsuitable for intensive urban development.

While the GMA, the Countywide Planning Policies and King County's policies and regulations call for protecting the Rural Area by limiting housing densities, there are many other features besides density that characterize the Rural Area. Some of the most important features include integration of housing with traditional rural uses such as forestry, farming and keeping of livestock; protection of streams, wetlands and wildlife habitat; preservation of open vistas, wooded areas and scenic roadways; and reliance on minimal public services. King County is committed to maintaining these features as well; and the policies in this chapter call for continuing and expanding upon these efforts.

- R-203 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.
- R-204 Farming and forestry are vital to the preservation of rural King County and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming, keeping of livestock, and forestry in the Rural Area should be consistent with these guiding principles:
 - a. Homeowner covenants for new subdivisions and short subdivisions in the Rural Area should not restrict farming and forestry;
 - Agricultural and silvicultural management practices should not be construed as public nuisances when carried on in compliance with applicable regulations, even though they may impact nearby residences; and

- c. County environmental standards for forestry and agriculture should protect environmental quality, especially in relation to water and fisheries resources, while encouraging forestry and farming.
- R-205 Uses related to and appropriate for the Rural Area include those relating to agriculture, forestry, mineral extraction, and fisheries, such as the raising of livestock, growing of crops, creating value-added products, and sale of agricultural products; small-scale cottage industries; and recreational and small-scale tourism uses that rely on a rural location.
- R-613 Designated Forest and Agricultural Production District lands shall not be annexed by cities.
- R-654 Lands can be removed from the APDs, except as provided in R-655, only when it can be demonstrated that:
 - a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local APD boundaries; and
 - b. The land is determined to be no longer suitable for agricultural purposes.

In addition to meeting these two tests, removal of the land from the APD may only occur if it is mitigated through the addition of agricultural land abutting the same APD of equal acreage and of equal or greater soils and agriculture value.

R-655 Land that is zoned rural and has permanent non-agricultural structures can be removed from the Sammamish APD only when a subarea plan demonstrates that removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the APD. Land to be removed from the APD shall retain rural zoning and shall not be rezoned to urban zoning. The removal of land zoned rural from the Sammamish APD shall not be contingent on the addition of land to the APD.

Analysis and Conclusions:

The City of Woodinville has requested that several properties be added to the Urban Growth Area (UGA) without making an argument that the city lacks the development

capacity under their existing land use plans and zoning to accommodate the household and employment targets established by the Countywide Planning Policies. Instead, the city states in their 2010 docket request that the northern property group would compliment the existing central business district by becoming an institutional gateway developed with medical office buildings. The city states that the southern property group would be added to their existing Tourism District, presumably for the purpose of commercial development.

Countywide Planning Policy FW-1, Step 8 contains the factors by which proposed expansions of the UGA should be evaluated. The City has provided no evidence that there have been reasonable measures undertaken to plan for a gateway to the existing central business district within the existing UGA, or to locate a complex of medical offices elsewhere within the UGA.

The city makes no distinction between the three southern parcels they request be added to their Tourism District, and any other similarly situated rural properties that also abut the Tourism District. Presumably, any rural property that abuts the City's Tourism District would be under increased development pressure if the requested urban land use and zoning is approved. The two southerly parcels are developed with a single family residence, a tractor parts and service business, and several outbuildings. Derby Creek and associated wetlands are located on the northern parcel in the southern property group.

All of the rural properties addressed by this study serve as buffers between the APD and nearby urban land within the City of Woodinville. These Rural parcels are contiguous to other Rural and Resource lands.

The policy issues addressed in previous studies for the Sammamish Valley APD and the adjacent Rural Area are essentially the same. King County and its taxpayers have invested public funds to extinguish the development rights of many parcels within the APD. Rural Areas have been designated on the eastern perimeter of the APD to buffer the APD from increasing development pressure from Redmond and Woodinville.

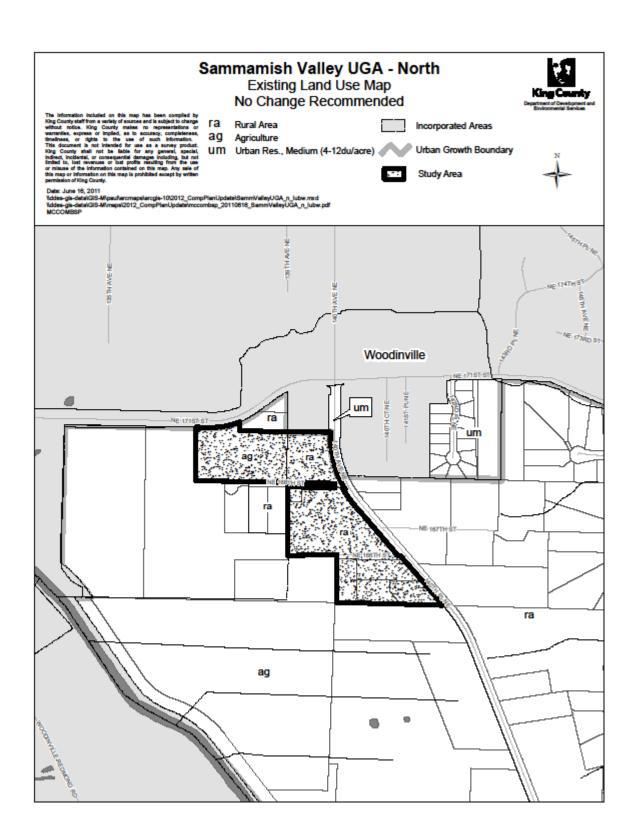
Protection of the APD and nearby Rural Areas is a matter of regional importance recognized by both the Countywide Planning Policies and the King County

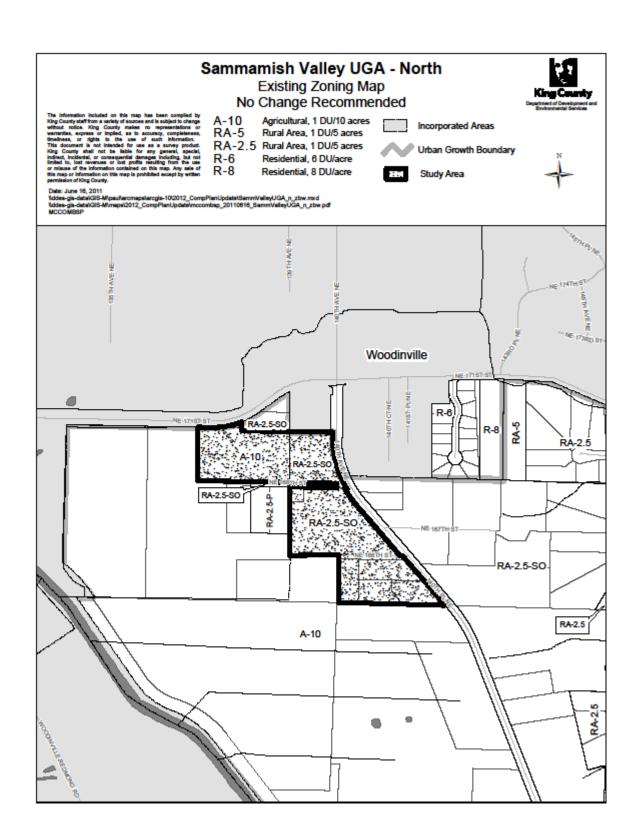
Comprehensive Plan. Loss of any part of the adjacent rural buffer would bring additional pressure to bear on the APD and on other nearby rural properties for urban development. Therefore, the proposal to change the rural land use designation to Urban, and to change one Agricultural parcel to Urban, is inconsistent with the CPP's and the KCCP.

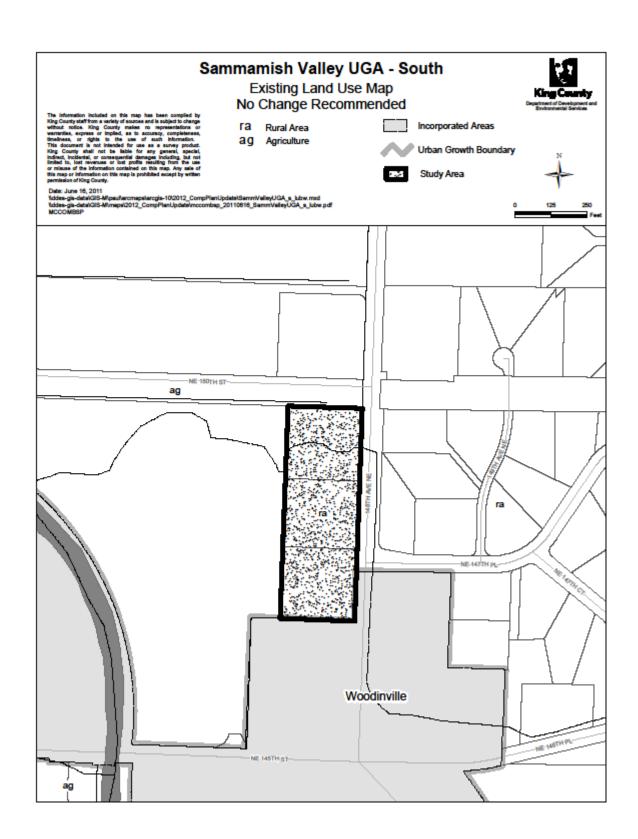
The three parcels in the southern property group are designated Rural on the KCCP land use map but are zoned Agricultural. No change in zoning from Agriculture to Rural has been requested by the property owners. Since the properties are each under 2 acres in size, there is no further subdivision potential under either the existing Agriculture zoning or under rural zoning. There appears to be no reason to modify this existing zoning.

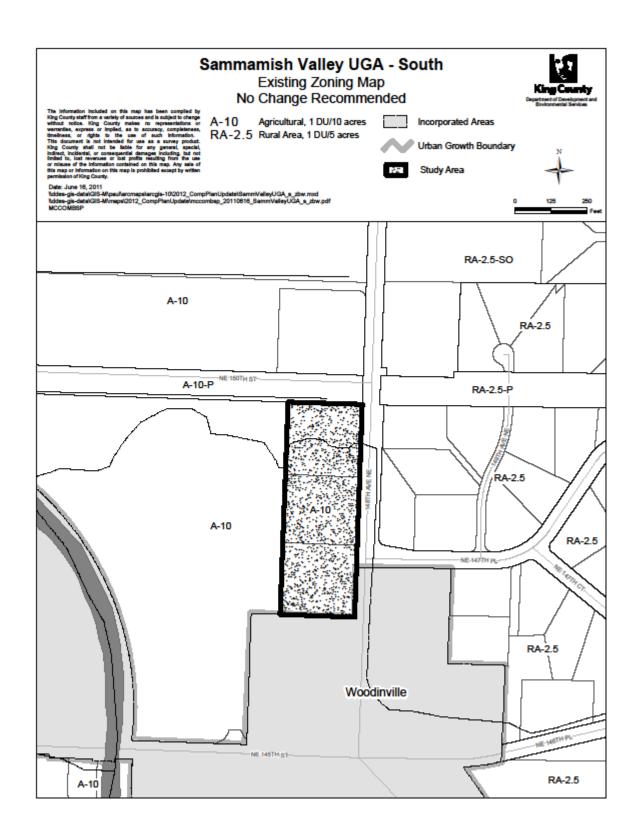
Executive Staff Recommendation:

Retain the existing King County Comprehensive Plan land use designations and zoning.











2012 King County Comprehensive Plan Update Maple Valley Split Parcels Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

In 2010, two docket requests were filed by property owners west of Maple Valley whose properties are split by the Urban Growth Area (UGA) boundary. Both property owners requested their entire parcels be fully located within the UGA.

In the vicinity of these two parcels, there are several other parcels that are also split by the UGA boundary. This area zoning study addresses all of these split parcels.

Applicable King County Comprehensive Plan Policies:

U-103 Parcels which are split by the Urban Growth Area boundary line should be redesignated to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, or the requirements of interlocal agreements or King County plans.

Analysis and conclusions:

A docket request was filed for parcel number 2122069086. About 90% of this property is currently within the Rural Area, with the small remainder inside the UGA. Parcel number 2122069092 is approximately 60% Urban with the remainder in the Rural Area.

The Rural Area to the west of the split parcels was first established by the Soos Creek Basin Plan in 1990. Recommendation BW1 called for a density of one home per five acres within ¼ mile of streams in Locally Significant Resource areas (LSRA).

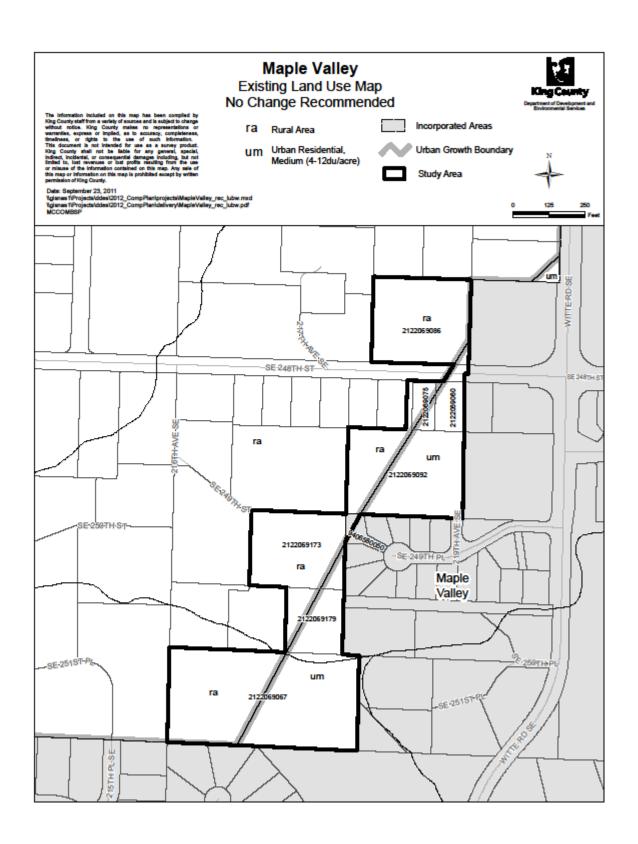
Implementing this recommendation for rural densities along stream corridors, the Revised Tahoma/Raven Heights Communities Plan established AR-5 zoning to maintain the one home per five acre density. The 1994 King County Comprehensive Plan continued this density by designating the area Rural Residential with RA-5 zoning. Implementing the Basin Plan recommendation was, for the most part, done without regard to property lines, resulting in split parcels.

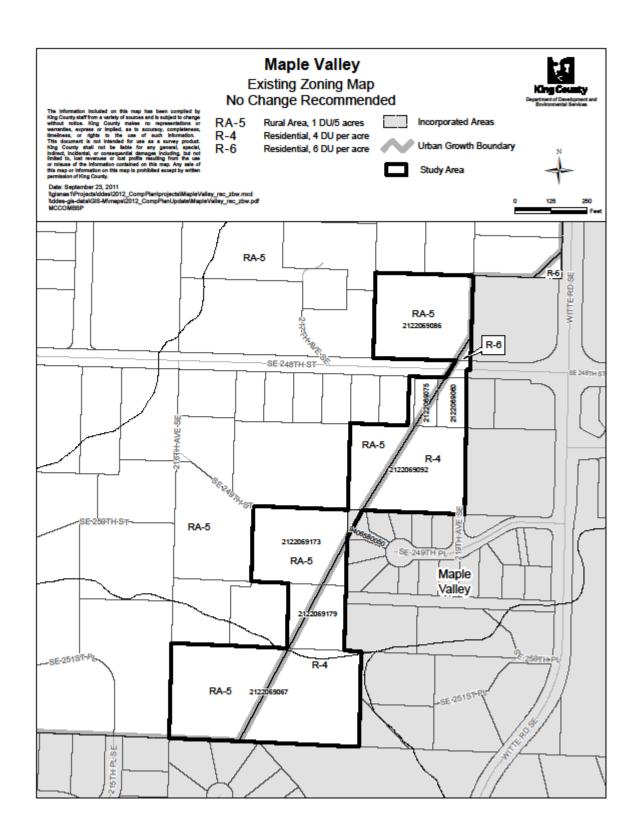
In this case, the two docketed split parcels would extend the urban land use designation within the ¼ mile corridor designated rural to protect the streams to the west of this property group. These parcels were designated with split land use designations as a result of the findings and recommendations of the Soos Creek Basin Plan. This is the primary reason staff is recommending to continue the split parcel designation of the two docketed requests.

It should be noted that the existing unincorporated urban properties or portions of properties are not within the Potential Annexation Area (PAA) of the City of Maple Valley. The Maple Valley Planning Director stated that the City has not agreed to include these parcels within their PAA, and would not be supportive of increasing the amount of unincorporated urban land in this area without conducting detailed studies to determine the amount of land buildable at urban density given the presence of nearby streams and wetlands. From the City's point of view, resolution of the split parcels is premature at this time.

Executive Staff Recommendation:

No change in land use or zoning s recommended.







2012 King County Comprehensive Plan Update Reserve Silica Property Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

This is a 402-acrea former mining site that is adjacent on three sides to the Forest Production District (FPD). Other nearby properties are designated Rural Area and zoned RA-10, one home per ten acres. The proposal under consideration is to designate 322 acres of the subject property Rural with RA-10 zoning and continue the Forest designation and zoning for the remaining 80 acres.

Applicable King County Comprehensive Plan Policies:

R-688

King County should work with the State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mining sites in the Forest Production District should return the land to forestry. Where mining is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of mining sites located outside of the Forest Production District is completed, the site should be considered for regesignation to a land use designation and zoning classification compatible with the surrounding properties.

Analysis and Conclusion:

KCCP policy calls for redesignation of depleted mining sites to a land use and zoning classification compatible with surrounding properties, and for reclamation of the mining site. The property owner indicates the resource on the site – silica/sand - has been removed to the extent practical, and mining operations are being completed. There is

an approved reclamation plan for this property and reclamation is underway.

KCCP Policy R-688, above, calls for a depleted mining site to be considered for a zone classification compatible with surrounding properties. The property is adjacent to the Forest Production District on three sides and a site designated Mining; other nearby properties are designated Rural Area and zoned RA-10.

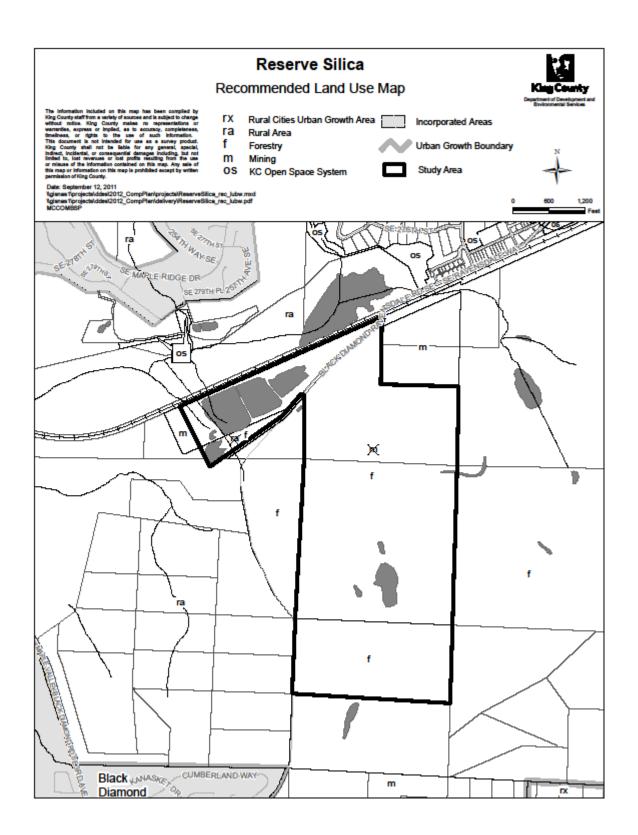
Since the mining operation on the site is being completed, there is no need to retain the existing Mining (M) zoning. The remaining land use and zoning options under Policy R-688 for this property are either Forestry or Rural Area - one home per ten acres.

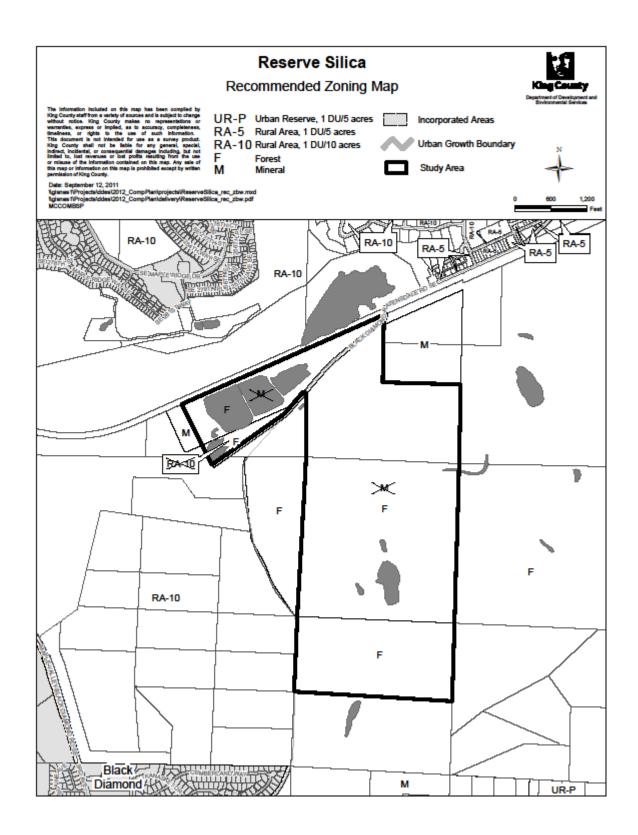
Residential development on the subject property could result in conflicts with adjacent forestry and mining activity. Clustered residential development with a conservation easement on the remainder of this property would not mitigate a likely conflict between residential development and resource-related activities. New residents may complain about the noise and other impacts from nearby mining or forestry activities. Resource operators may complain about increased traffic from new homes. Residential development adjacent to the Forest Production District may also bring pressure to bear on other resource-designated properties for residential development.

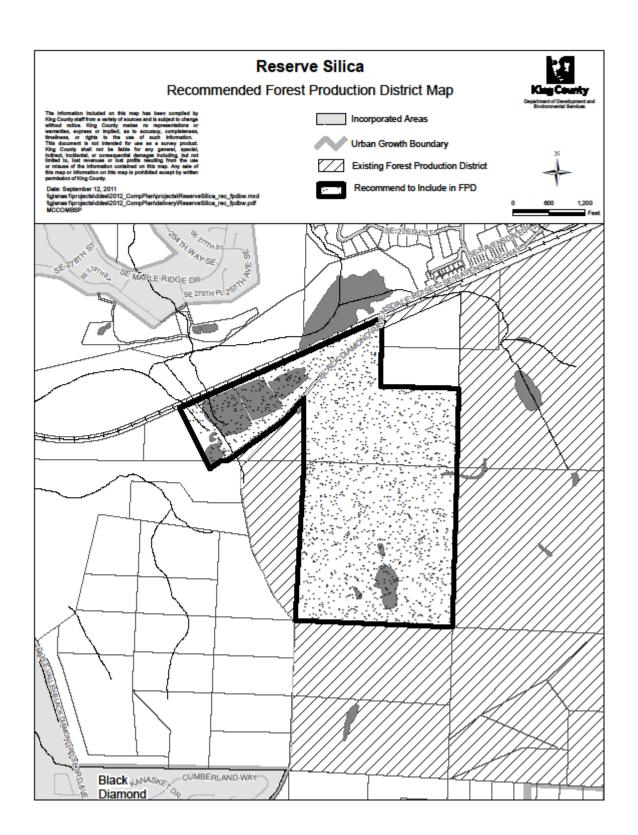
The subject property is a logical addition to the surrounding Forest Production District, resulting in a more regular boundary for the FPD. The property should be reclaimed and replanted for the purpose of timber production.

Staff Recommendation:

Retain the existing Forest zoning on the southern 80 acres of the site. Replace the existing Mining (M) land use and zoning on the remainder of the subject property with a Forest land use designation and Forest (F) zoning. Include the entire 402 acre site within the Forest Production District.









2012 King County Comprehensive Plan Update Taylor Mountain Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

The purpose of this area zoning study is to reevaluate the land use and zoning designations for the following parcels owned by King County: 3223079027, 3223079021, 3323079009, 3323079005, 3223079001, 3223079014, 3223079011, and 0522079001

The study area is adjacent to the Forest Production District. The vast majority of the land, except for a portion of lot 0522079001, is encumbered with a United States Forest Service Forest Legacy forest conservation easement that precludes residential development and requires the land to be managed for forest stewardship, including timber management) purposes. (The Forest Legacy Program acquired the development rights on the property when the County concurrently acquired the underlying fee). The Forest Legacy Program goals are to protect forested lands that are threatened by conversion to non-forest uses, promote land uses that protect ecological, scenic and cultural values, and provide non-commercial recreation uses.

One acquisition funding source used to acquire some of land within the study area was the Arts and Natural Resource Initiative (ANRI) funds. A major goal of ANRI (per Motion 10000, dated 10/31/1996) was to preserve and promote working forests; specifically Motion 10000 directed the acquisition of Taylor Mountain Forest as part of ANRI's rural forest preservation acquisition program.

Taylor Mountain Forest was classified as a "working forest" King County Park site per the 2010 King County Open Space Plan.

Policies directing management of the King County working forests sites are included in the King County Comprehensive Plan, 2010 KC Park Open Space Plan, 2003 Programmatic Plan for Management of King-County owned Working Forest Properties and the Exec Order for Implementation of Working Forest Policies (PUT_ 8-18). These various policies direct King County to acquire and manage working forest lands to protect forested lands from development, retain lands in active forestry, demonstrate progressive sustainable forestry, provide recreation opportunities, enhance ecological benefits and services and generate revenue.

The 2003 Taylor Mountain Forest Stewardship Plan outlines the management goals as follows:

- Conserve, protect and restore the natural resources inherent in the land and water;
- Restore the health and diversity of the forest,
- Demonstrate environmentally-sound forest management and the importance of conservation of the county's forestland; and
- Provide educational and passive recreational opportunities for the public, while preserving the site's ecological, wildlife and water quality values.

Applicable King County Comprehensive Plan Policies:

- R-606 Farm lands, forest lands and mineral resources shall be conserved for productive use through the use of Designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites where the principal and preferred land uses will be commercial resource management activities, and by the designation of appropriate compatible uses on adjacent rural and urban lands.
- P-114 Forest land owned by King County shall provide large tracts of forested property in the Rural Forest Focus Areas and the Forest Production District (FPD) that will remain in active forestry, protect areas from development or provide a buffer between commercial forestland and adjacent residential development.

Analysis and Conclusion:

The study area is adjacent to the Forest Production District and is being managed for

forestry. It is encumbered by a forest conservation easement and is subject to a forest stewardship plan.

The purpose of the Forest Production District (FPD) is to prevent intrusion of incompatible uses, manage adjacent land uses to minimize land use conflicts, and prevent or discourage conversion to non forestry-based uses.

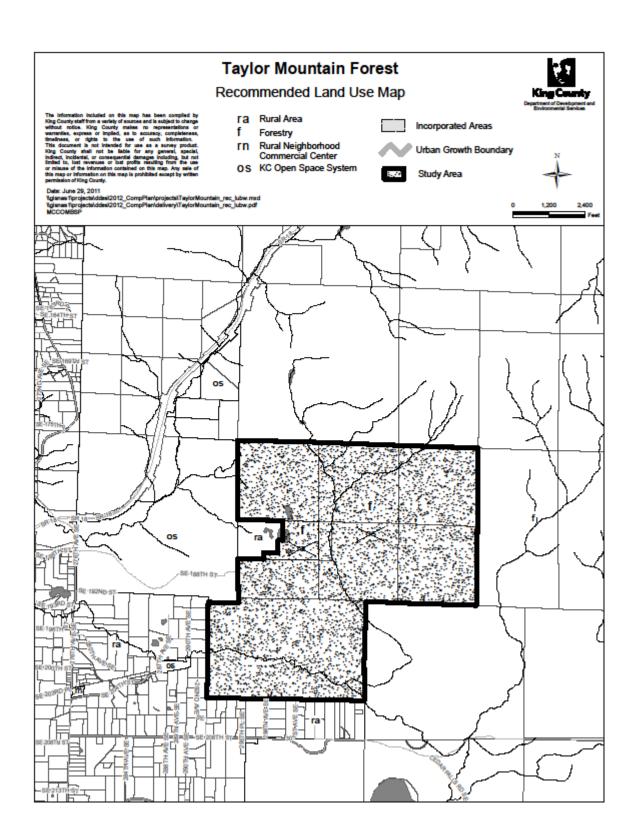
Inclusion of the study area within the Forest Production District is consistent with applicable King County Comprehensive Plan Policies R-606 and P-114.

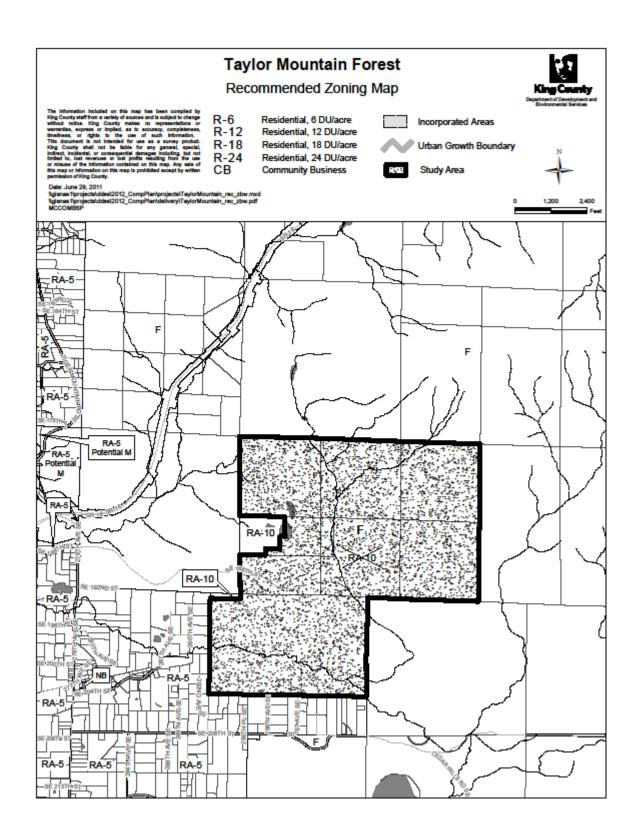
Staff Recommendation:

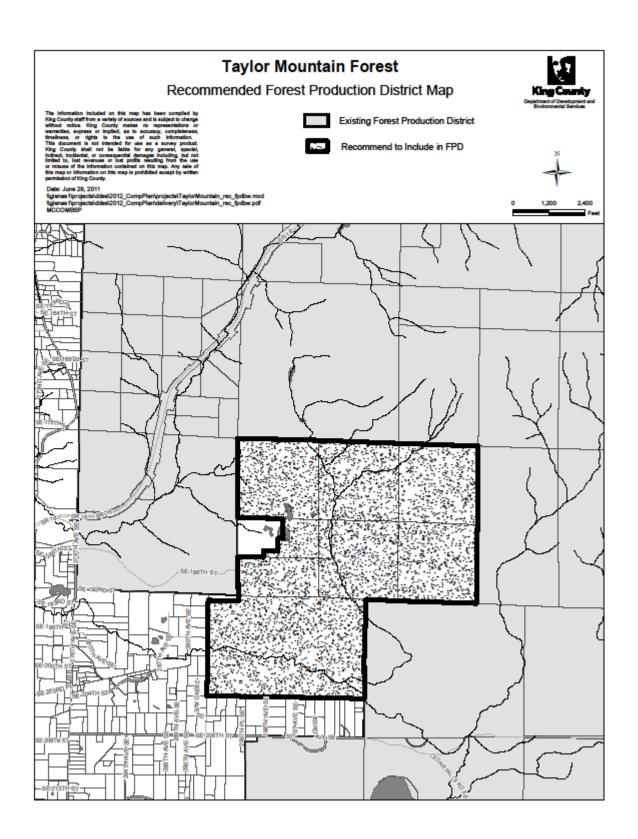
Amend the King County Land Use designation for the study area, parcels 3223079027, 3223079021, 3323079009, 3323079005, 3223079001, 3223079014, 3223079011, and 0522079001 from Open Space to Forest.

Amend the King County Zoning Atlas for the study area from RA-10, Rural Area 10 acres to F, Forest zoning.

Include the study area within the Forest Production District.









2012 King County Comprehensive Plan Update Snoqualmie Mining Site – UGA Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

The City of Snoqualmie submitted a 2011 docket request to remove a portion of parcel 2024089017 as shown on the attached land use map, and parcel 2024089020 from the Snoqualmie Rural City Urban Growth Area. These properties contain a long-term mining operation. The city submitted written evidence that the property owner, Weyerhaeuser, supported removing this site from the UGA.

Applicable King County Comprehensive Plan Policies:

- R-510 The rural, incorporated cities and their Urban Growth Areas shall be considered part of the Urban Growth Area for purposes of planning land uses and facility needs. King County should work with rural cities to encourage the provision of affordable housing, to minimize the impacts of new development on the surrounding rural land and to plan for growth consistent with long-term protection of significant historic resources, the surrounding Rural Area and Resource Lands.
- R-676 King County shall identify existing and potential mining sites on the Mineral Resources Map in order to conserve mineral resources, promote compatibility with nearby land uses, protect environmental quality, maintain and enhance mineral resource industries and serve to notify property owners of the potential for mining activities. The county shall identify:
 - a. Sites with existing Mineral zoning as Designated Mineral Resource Sites;
 - b. Sites where the landowner or operator has indicated an interest in mining, sites that as of the date of adoption of the 1994 Comprehensive Plan had potential

- Quarrying/Mining zoning, or sites that the county determines might support future mining as Potential Mineral Resource Sites;
- c. Sites where mining operations predate zoning regulations but without zoning or other land use approvals as Non-Conforming Mineral Resource Sites; and
- d. Owner-Identified Potential Sub-Surface Coal Sites.

Analysis and Conclusion:

KCCP policy R-510 calls for land designated Rural City Urban Growth Area to be planned and developed with urban uses, not mining activity. The KCCP land use map designates the portion of the mining operation on the subject property that is outside and adjacent to the Rural City UGA as Mining, but shows a portion of the mining operation within the Rural City UGA.

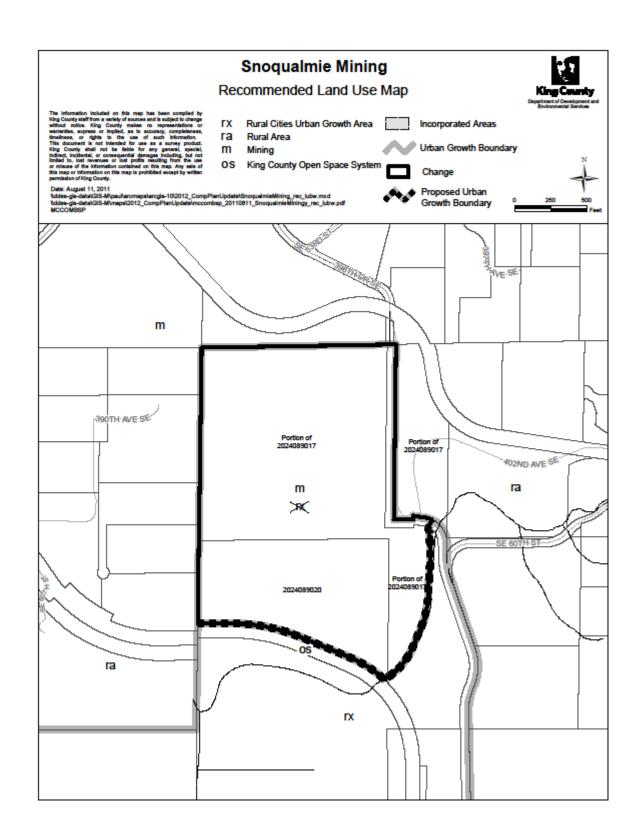
In their docket request, the City of Snoqualmie points out that "these (mining) parcels should remain in King County jurisdiction and be classified as mineral resource lands that are not already characterized by urban growth and have long-term significance for the extraction of minerals under RCW 36.70A.170".

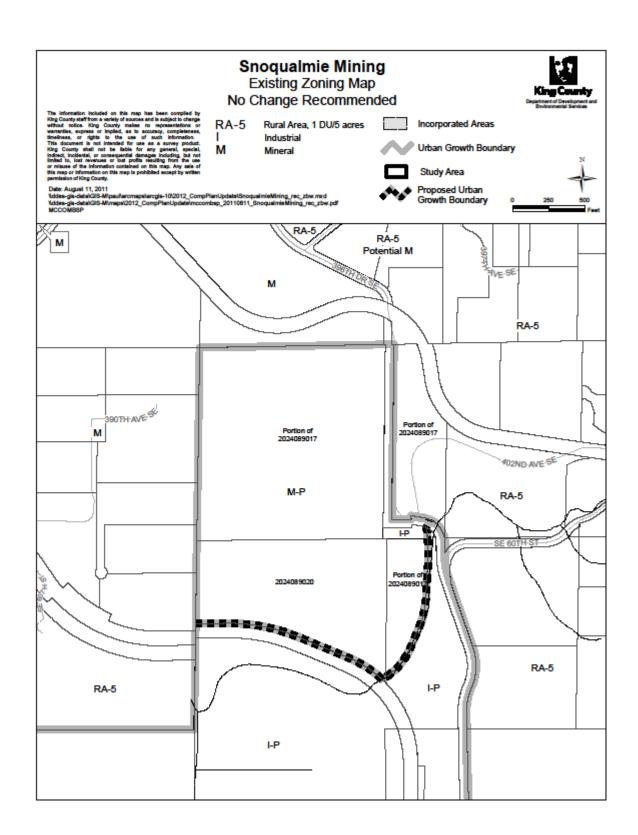
Consistent with KCCP policy R-676, the subject property should be identified as a mining site, and not be included in the Rural City UGA and designated for annexation by the City of Snoqualmie.

Executive Staff Recommendation:

Amend the King County Comprehensive Plan land use map by removing parcels 2024089017 and 2024089020, as shown on the attached map, from the City of Snoqualmie Rural City Urban Growth Area. Designate these parcels Mining on the KCCP land use map.

Retain the existing M-P and I-P zoning on the subject property.







2012 King County Comprehensive Plan Update Fall City Subarea Plan Update

Public Review Draft Department of Development and Environmental Services

Background

On January 31, 2011, King County conducted a community meeting to determine whether there was interest and need to update the 1999 Fall City Subarea Plan. This meeting was attended by about 100 people, who expressed many concerns about land use and zoning and the need for an alternative method of waste disposal for the downtown business district, and the strong concern that the existing residential areas within Fall City should not be forced to hook up to a future sewer system. County staff encouraged the community to continue to meet and develop recommendations for King County consideration during the 2012 update of the King County Comprehensive plan. There was also a considerable amount of feedback from the Fall City community during the scoping process for the 2012 update of the King County Comprehensive Plan (KCCP).

The Fall City Community Association (FCCA) held two public meetings in April and May, 2011. Each of these meetings was attended by about 50 people. The following highlights summarize the results of the two FCCA-sponsored public meetings:

Community Vision

"We seek to shape a future for our rural town that preserves and enhances its natural features and rich heritage, while providing the services and amenities that characterize a healthy, dynamic community".

Quality of Life and Livability

In Fall City we want to work toward maintain a rural, family friendly town that strives to cultivate the health and vitality of our river, farms and forests. We want to integrate our historic richness into our present, cultivate a healthy blend of recreational activities, and attract people here who add to his richness. Seven other statements were agreed to.

Goods and Services

King County should work with the businesses, Property Owners and Residents of Fall City to explore and implement improvements to Fall City that reinforce its rural character and improve its downtown experience for all. Two other statements were agreed to.

Business District Boundaries

King County should review and consider the three areas reviewed and recommend for commercial consideration. The south side of SR-202 from the Fall City Elementary School to Chief Kanim Middle School should not be considered for commercial expansion. See full report for specific areas.

Residential Rural Town Boundaries

King County shall expand the Fall City Town Boundary to include the adjacent 14+ acre Wells nursery Site and zone it to conform to the developed densities of the adjoining residential areas within the Town Boundary.

Wastewater Disposal

Because the current conditions are perceived to hamper the economic development of the Fall City Business District, King County shall give the analysis and implementation of any solutions a high priority in each of the responsible King County Departments while taking into account: preserving water quality, maintaining rural character, maintaining the type and scale of rural businesses, and the economic realities of the community of fall City.

Parks, Trails and Recreation Work Group

King County shall complete the previously indentifies "missing links" in its regional trail system in the Fall City area including trail projects; PS-1, Preston-Snoqualmie Trail Extension; SNO-2, Snoqualmie Valley Trail (Snoqualmie Gap); and PS-2, Snoqualmie River Bridge. Seven other statements were agreed to. Additionally, King County shall provide public restrooms in Fall City to support visitor use of the business district and parks, was added at the meeting.

A link to the full <u>Fall City Community Association Planning Meetings Report</u> (http://compplan.weebly.com/uploads/6/6/0/1/6601995/fall_city_planning_report_6-14-11.pdf) is located on our web page.

Another group, known as **Fall City Residents for Rural Preservation**, conducted a community survey in June, 2011. The survey asked citizens to sign if they agreed the existing Fall City subarea plan has served the community well, and requested the following emphasis in preserving the plan:

- No sewer/wastewater in residential zone and no sewer tight line to Carnation, Snoqualmie or King County Metro.
- Although a few small adjustments may be needed to the business district, there
 are several vacant business buildings in Fall City and therefore
 expansion/encroachment of the business district into existing residential areas
 will not improve business viability.
- Apartments, condos and townhouses are not consistent with rural town character and no new permits should be issued.
- The existing town boundary should remain unchanged. No special rezoning should be granted using the King County Comprehensive plan/Fall city Subarea Plan update as a means to sidestep the permit/hearing process.

The Fall City Citizens for Rural Preservation survey

(http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/~/media/property/permits/documents/GrowthManagement/CompPlan2012PubRev/fall_city_citizens_petition.ashx) was signed by 328 people and can be viewed on our web page.

Several docket requests have been submitted in recent years to activate potential commercial zoning that has been in place for several years or to request new commercial zoning in the downtown commercial area of Fall City. These requests have all been denied because the 1999 Fall City Subarea Plan and the King County Comprehensive Plan both include a policy that requires an alternative wastewater disposal method or sewer service as a prerequisite for activation of potential commercial zoning or any new commercial zoning. Sewer service is not available for Fall City and will likely not be available for the foreseeable future. It is unknown when or if an alternative wastewater method will be available.

To address the concerns raised by Fall City residents and property owners, this study will analyze and consider proposing changes to applicable KCCP and 1999 Fall City Subarea Plan policies, modifying existing land use and zoning designations, and documenting other community concerns such as parks and trails, alternative wastewater options, and improvements to downtown Fall City for consideration and possible future action by King County.

Applicable Fall City Subarea Plan Policy:

L-4 Fall City's existing commercial and industrial land base should be retained. Future expansion of the business district is provided for in this

Plan through potential Community Business zoning, which may be realized

through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.

Applicable King County Comprehensive Plan Policies

- R-504 King County hereby designates the Rural Towns of Fall City,
 Snoqualmie Pass, and the Town of Vashon as unincorporated Rural
 Towns. These historical settlements in unincorporated King County
 should provide services and a range of housing choices for Rural Area
 residents. The boundaries of the designated Rural Towns are shown
 on the Comprehensive Plan Land Use Map. Adjustments to these
 boundaries shall only occur through a subarea planning process, and
 shall not allow significant increases in development potential or
 environmental impacts. No new Rural Towns are needed to serve the
 Rural Area.
- R-505 Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the

fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit.

- R-506 Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing if utilities and other services permit. Development density in Rural Towns may approach that achieved in rural cities.
- R-507 Rural Towns serve as activity centers for the Rural Area and may be served by range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:
 - Retail, commercial and industrial uses to serve the surrounding Rural Area population and to provide support for resource industries and tourism;
 - b. Residential development, including single-family housing on small lots as well as multifamily housing and mixed-use developments;
 - c. Other commercial and industrial uses, including commercial recreation and light industry; and
 - d. Public facilities and services such as community services, churches, schools, and fire stations.
- R-508 Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems which cannot be addressed by other methods, provided that any extension of sewer mains from urban areas to serve a Rural Town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural Towns shall not be enlarged to facilitate provision of sewers.

- R-509 Rural Towns should be compact, promoting pedestrian and nonmotorized travel while permitting automobile access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby rural or resource uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.
- CP-937 Fall City is an unincorporated rural town which should have overall residential densities of one to four dwelling units per acre. Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.
- CP-938 The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.

- CP-939 Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.
- CP-940 King County should work with the State of Washington and the Fall
 City community to make transportation improvements in Fall City that
 will favor safe and pleasant pedestrian and other nonmotorized links
 between downtown businesses, the residential areas, and nearby King
 County Parks, and safe walkways to schools, rather than rapid
 through traffic.
- CP-941 King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to the Preston Fall City Road. The selected trail system for the Fall City area shall be identified in the King County Parks and Recreation trail system plan.
- CP-942 Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.

Policy Analysis and Conclusions

KCCP policies R-504 through R-509 provide direction for the three designated Rural Towns in King County. Reviewing these policies in light of the public input received from Fall City residents and property owners, no policy amendments to policies R-504 through R-509 are recommended.

One provision of policy R-508 states that all alternatives shall be exhausted before

sewers may be allowed. It should be noted that two of the three Rural Towns already are served by sewer systems, so this provision is only applicable to Fall City. Current and future efforts to determine whether there could be an alternative wastewater disposal method for the downtown commercial district of Fall City are consistent with the intent of R-508.

In the future, if an alternative wastewater method has been investigated but not been put in place, a tightlined sewer that is designed to only serve the downtown commercial district would then be consistent with policy R-508. In this scenario, the only reason to provide sewer service outside of the downtown commercial district would be to serve a failed septic system for an existing structure, which is allowed by the King County Code. No residents or property owners outside of the downtown commercial district would be required to connect to a sewer system.

Policy L-4 of the 1999 Fall City Subarea Plan and the corresponding policy CP-937 from the community plan chapter of the King County Comprehensive Plan link future commercial rezones to the existence of an alternative wastewater disposal system or a sewer system. Since neither has been put in place, all commercial docket requests have been denied and all properties with existing potential commercial zoning have been unable to activate and use their potential commercial zoning. Staff recommends uncoupling the requirement for a new wastewater method from the ability to request commercial zoning within the Fall City downtown commercial district. This will allow property owners who are able to get Health Department approval for their on-site waste disposal system to develop their property consistent with zoning.

For this reason, the following amendments to policy L-4 of the Fall City Subarea Plan and policy CP-937 of the KCCP are recommended:

L-4 Fall City's existing commercial and industrial land base should be retained. ((Future expansion of the business district is provided for in this Plan through potential Community Business zoning, which may be realized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.)) The downtown Fall City business district is

included within a Special District Overlay (SDO). All property within this SDO is designated and zoned for commercial development. New development within the SDO is subject to Seattle-King County Health Department approval of the on-site septic system. When and if an alternative waste disposal method or self-contained sewer system becomes feasible, it shall be designed to serve only the designated downtown commercial district.

CP-937 Fall City is an unincorporated rural town which should have overall residential densities of one to four dwelling units per acre. ((Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.)) The downtown Fall City business district is included within a Special District Overlay (SDO). All property within this SDO is designated and zoned for commercial development. New development within the SDO is subject to Seattle-King County Health Department approval of the on-site septic system. When and if an alternative waste disposal method or self-contained sewer system becomes feasible, it shall be designed to serve only the designated downtown commercial district.

New text following policies L-4 and CP-937:

It is important to note that a self-contained sewer system does not directly connect to the Metro system. A self-contained sewer system would be designed and built to only serve the Fall City downtown business district.

To implement these policy recommendations, several zoning changes are proposed:

Establish a new Special District Overlay (SDO) in the King County Code for rural business districts and apply this SDO to the Fall City downtown business district,

as shown on the attached zoning map for this subarea plan. All property within the SDO is recommended to be zoned CB-SO. This Special District Overlay includes a list of permitted and conditional uses for all property within the Overlay, replacing the permitted use table in King County Code Chapter 21A.08. Design standards for new construction are also required. All other provisions of King County Code Chapter 21A continue to apply.

	Permitted and Conditional uses					
	Rural Business District Special District Overlay					
1	Residential	 The following uses are allowed by right: Multifamily residential units shall only be allowed on the upper floors of buildings. If more than 10 units are provided, at least 10% of the units shall be classified as affordable (see Article 8: Definitions). Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) The following uses are permitted with a conditional use permit: Bed and Breakfast (five rooms maximum) Hotel/Motel 				
2	Recreational/Cultural	The following uses are permitted by right: • Library • Museum • Arboretum The following uses are permitted with a conditional use permit: • Sports Club/Fitness Center • Amusement/Recreation Services/Arcades (Indoor) • Bowling Center				
3	General Services	The following uses are allowed by right: General Personal Services, except escort services Funeral Home Appliance/Equipment Repair Medical or Dental Office/Outpatient Clinic Medical or Dental Lab Day Care I Day Care I Veterinary Clinic Social Services Animal Specialty Services Artist Studios Nursing and Personal Care Facilities The following uses are permitted with a conditional use permit: Theater (Movie or Live Performance) Religious Use				

The permitted and conditional uses within the Special District Overlay include:

4	Government/Business Services	The following uses are allowed by right:
5	Retail/Wholesale	 The following uses are allowed by right on the ground floor of buildings: Food Store Drug Store/Pharmacy Retail Store: includes florist, book store. apparel and accessories store, furniture/home furnishings store, antique/recycled goods store, sporting goods store, video store, art supply store, hobby store, jewelry store, toy store, game store, photo store, electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-only retail) Eating and Drinking Places including coffee shops and bakeries The following uses are permitted with a conditional use permit: Liquor Store or Retail Store Selling Alcohol Hardware/Building Supply Store Nursery/Garden Center Department Store Auto Dealers (indoor sales rooms only)
6	Manufacturing	Manufacturing uses (excluding Home Industry Uses permitted per the requirements of Section 21A.30 of the Zoning Code) are prohibited.
7	Resource	 The following uses are allowed by right: Solar photovoltaic/solar thermal energy systems Private stormwater management facilities Growing and Harvesting Crops (within rear/internal side yards or roof gardens, and with organic methods only) Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) The following uses are permitted with a special use permit: Wind Turbines
8	Regional	The following uses are permitted with a special use permit: Communication Facility

Design Standards for New Construction Rural Business District Special District Overlay

1	Number of Floors	1 to 2 floors plus an optional basement.
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building.
		If the ground floor is designed to accommodate non- residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
3	Ground Floor Height	If the ground floor is designed to accommodate non- residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 18'.
4	Maximum Height	40' maximum as measured from the average grade of the site along the front facade of the building.

Retain the existing P-Suffix conditions of development approval for two properties within the SDO: Parcel number 1424079050 (landscaping requirements of an old rezone), and parcel number 2475900460 (limits on overnight parking and prohibition of truck storage also from an old rezone).

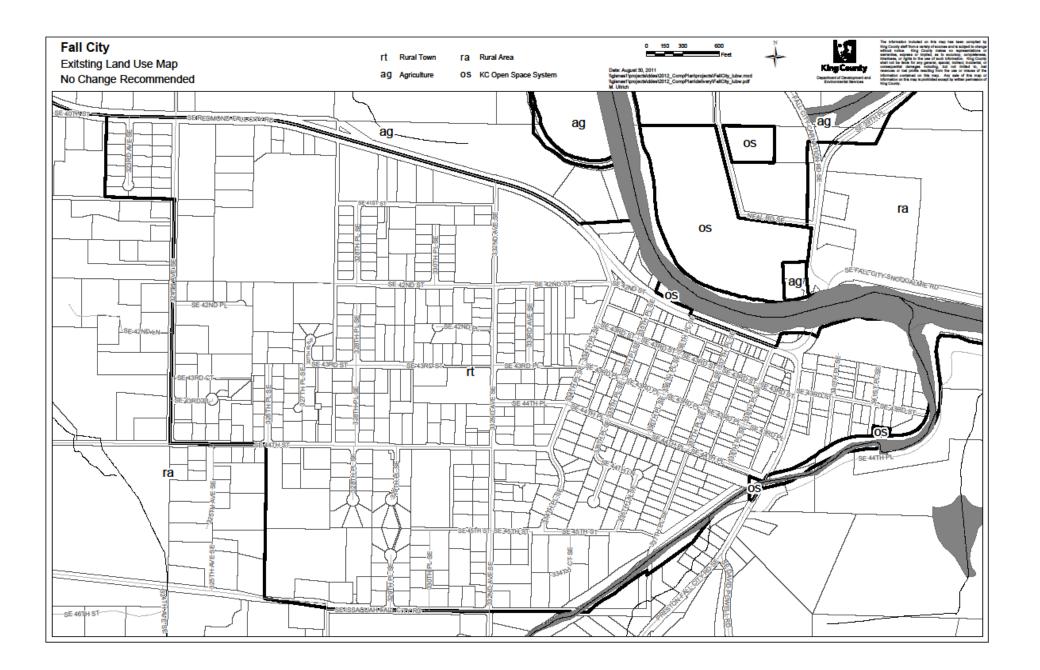
Delete all other P-Suffix conditions within the SDO for the downtown business district. All of the parcels within the SDO that have potential commercial zoning are

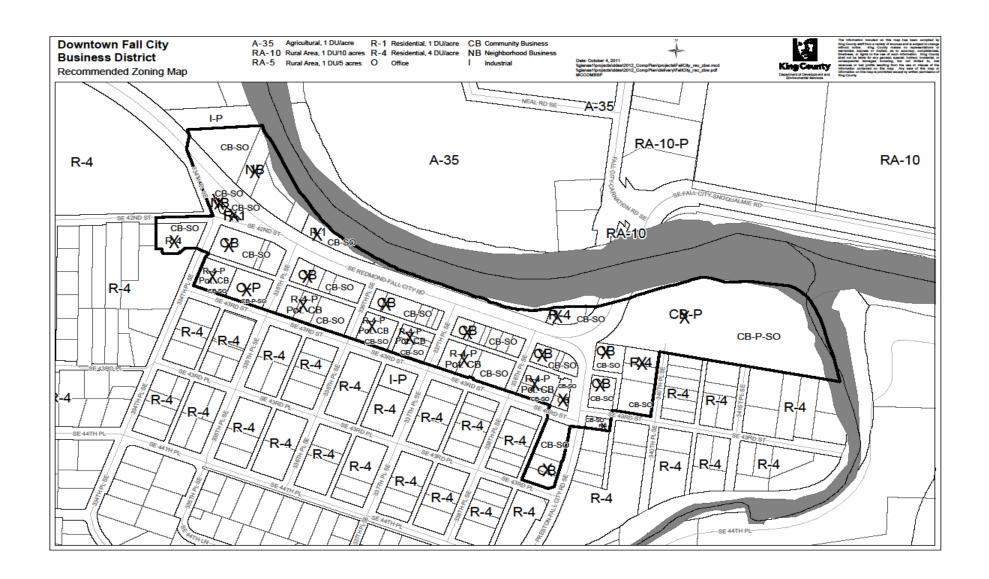
proposed for outright CB zoning – the potential zoning is no longer needed and should be deleted. All of the potentially zoned properties also have a P-Suffix condition (number FC-P1), which is no longer needed and should be deleted.

No KCCP land use map amendments are recommended. There is no need for additional residential development capacity beyond what is already allowed in Fall City. The existing Fall City residential neighborhood should not be threatened by either expansion of the Rural Town boundary for the purpose of more residential development, or by any commercial expansion beyond the boundary of the proposed SDO.

The following **special recommendations** for consideration and possible future action by King County have been developed by the FCCA as a result of their public outreach. The list below should be considered an overview or highlights of these recommendations. **Please see the full FCCA report**(http://compplan.weebly.com/uploads/6/6/0/1/6601995/fall_city_planning_report_6 -14-11.pdf) for a more detailed discussion and complete list of community recommendations.

- King County shall work with businesses, property owners, and residents of Fall
 City to review, enforce or update current business regulations to maintain
 workable standards that enhance Fall City while allowing desired business
 operations;
- King County should work with businesses, property owners, and residents of Fall
 City to explore and implement improvements to Fall City that reinforce its rural
 character and improve the downtown experience for all;
- King County shall resume leadership in determining a non-sewer wastewater solution for the Fall City business district;
- King County has an obligation to remain the provider and maintainer of parks and recreational facilities in the unincorporated rural areas; and
- King County shall complete the previously identified "missing links" in its regional trail system in the Fall City area, and update its missing links list to include the missing segment between Fall City Park and the marked pedestrian/equestrian crossing at SR 203.







2012 King County Comprehensive Plan Update UGA Technical Corrections Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

The King County Department of Transportation has identified 12 segments of King County road right of way that are not correctly designated on the King County Comprehensive Plan land use map for the purposes of efficient future road maintenance. In 8 cases, the right of way segment should be included within the UGA so that the adjacent city, not King County, will have long term maintenance responsibility. In 3 cases, the right of way segment should be included in the Rural Area, so King County continues to have maintenance responsibility. One case involves two segments, one should be designated Rural and the other Urban to clarify maintenance responsibility between King County and the City of Redmond.

Applicable King County Comprehensive Plan Policies:

T-205 Any segment of a county roadway that forms the boundary between the Urban Growth Area and the Rural Area shall be designed and constructed to urban roadway standards on both sides of such roadway segment.

Analysis and Conclusion:

None of the proposed UGA adjustments involve private property. Each of the attached proposed UGA adjustments is intended to clarify long term maintenance responsibilities. In three cases, the road segment serves primarily rural property and the right of way is

recommended to be removed from the UGA so that King County would be maintaining the entire road.

The majority of the road right of way segments are adjacent to the UGA. Consistent with Policy T-205, these road segments should be built to urban standards. The long term maintenance responsibility for each of these urban segments should be with the adjoining city.

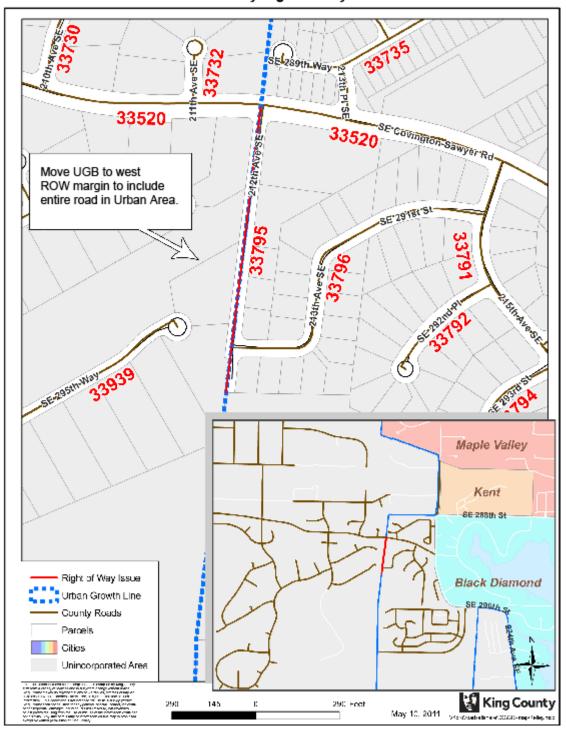
Executive Staff Recommendation:

Amend the King County land use atlas to reflect the technical adjustments to the Urban Growth Area described above and shown on the attached maps.

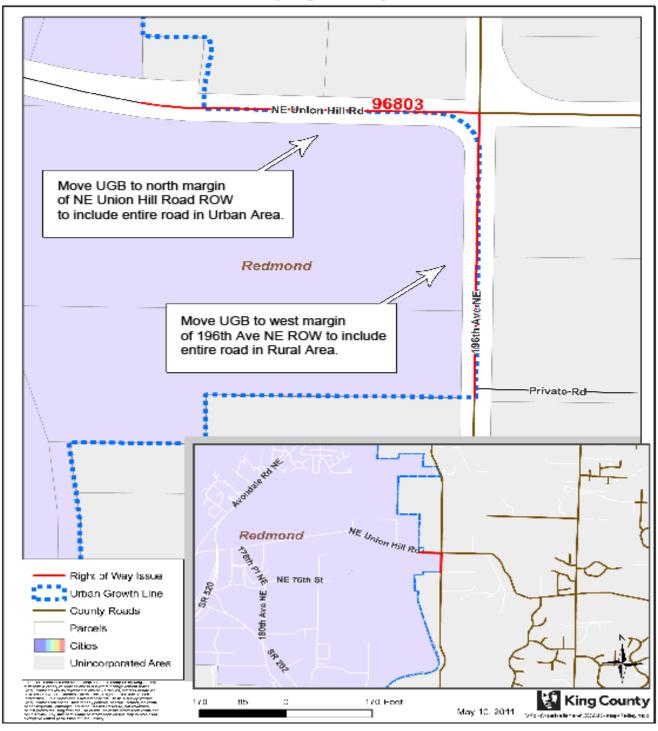
SE-364th-St-Private-Rd Move UGB to east margin of ROW to include entire road segment in urban area. Road is already maintained by City of Auburn. Auburn SE-369th-6f-Auburn Urban Growth Line County Roads Parcels Cities Unincorporated Area May 10, 2011 Construction of the May 10, 2011 125 62.5 3 126 Feet

Urban Growth Boundary Right of Way Issues - 148th Avenue SE

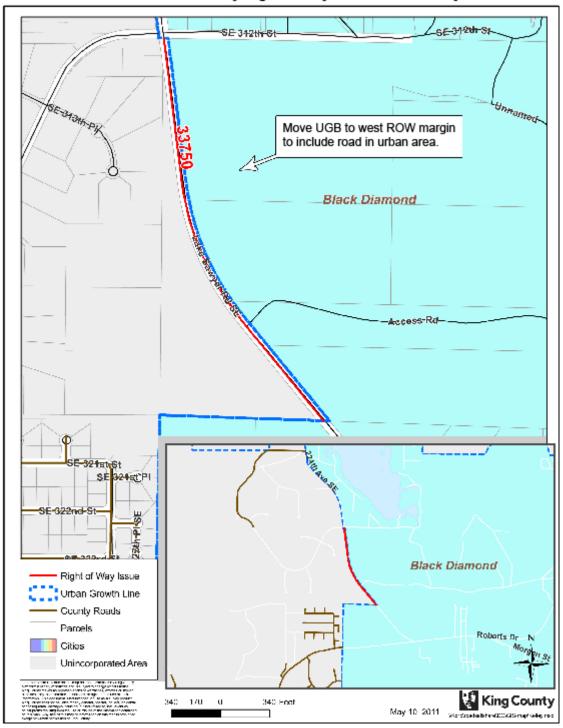
Urban Growth Boundary Right of Way Issues - 212th Avenue SE



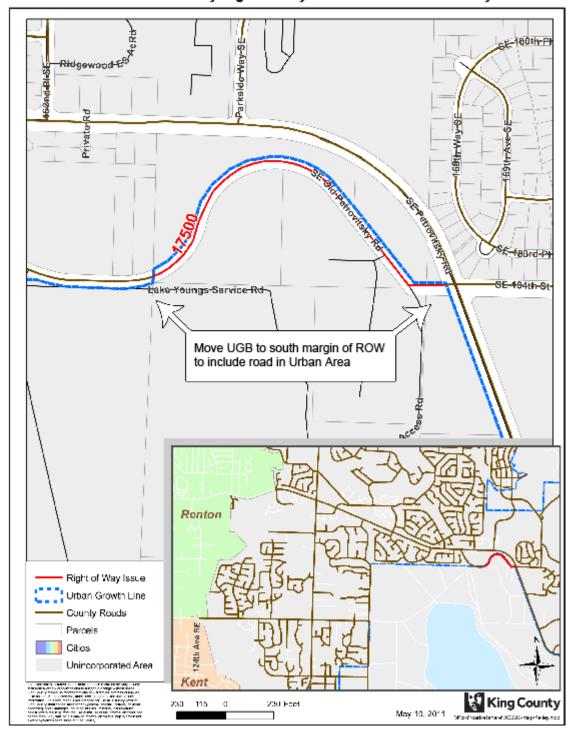
Urban Growth Boundary Right of Way Issues - NE Union Hill Road



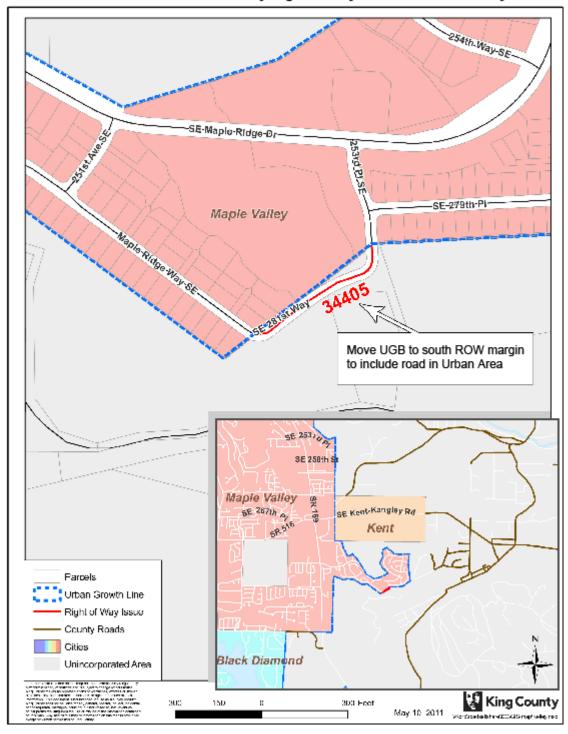
Urban Growth Boundary Right of Way Issues - Lake Sawyer Rd SE



Urban Growth Boundary Right of Way Issues - SE Old Petrovitsky Road

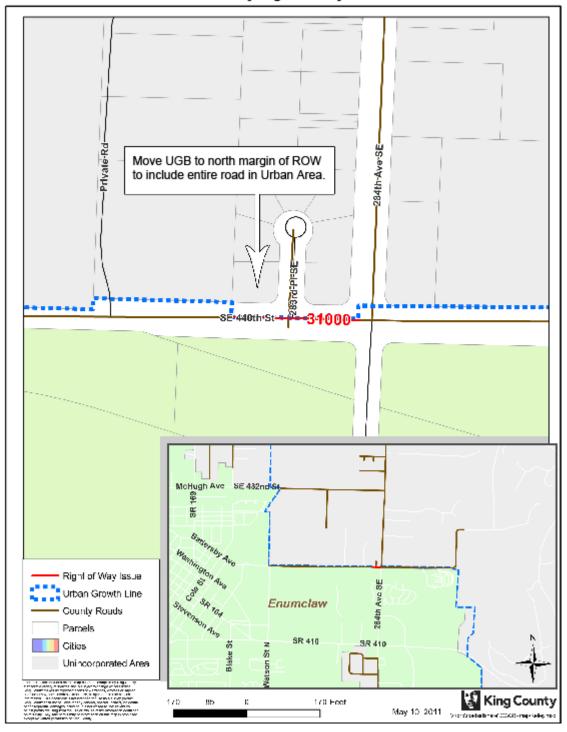


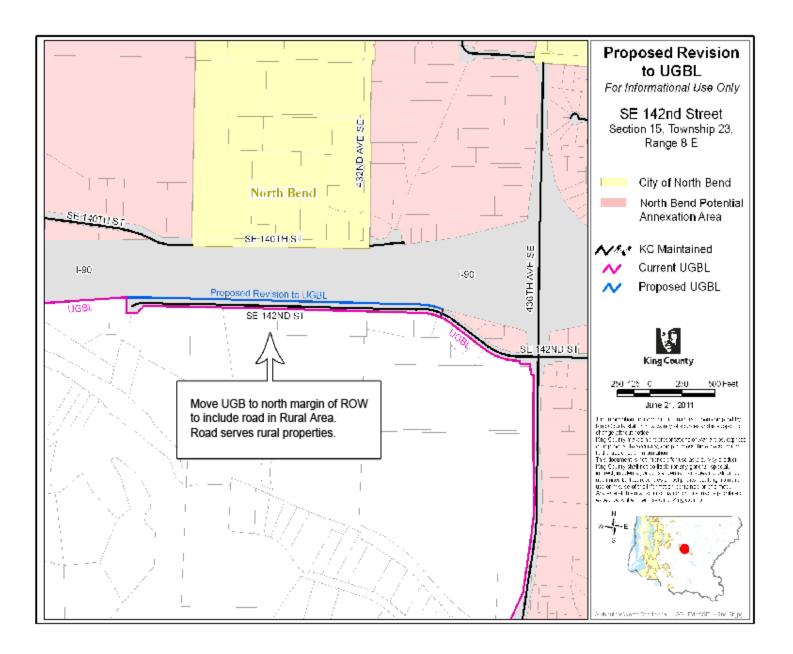
Urban Growth Boundary Right of Way Issues - SE 281st Way

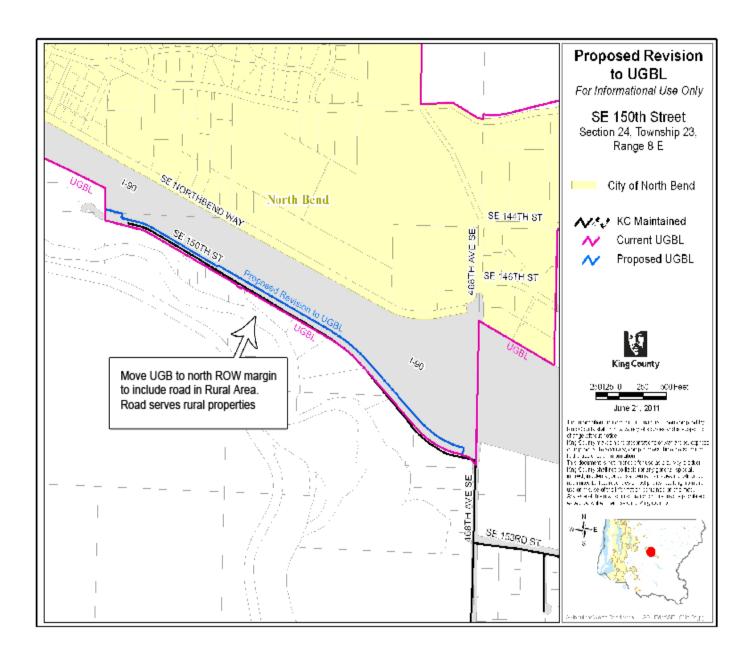


Urban Growth Boundary Right of Way Issues - SE 288th Street 238th-Ave-SE SE-286th-St Maple Valley SE-286th-PI 236th-Ave-SE-Sign Al SE Move UGB to south ROW margin to include entire road in Urban Area. SE 288th St = 33780 Black Diamond Maple Valley Kent 3E 288th St Right of Way Issues Urban Growth Line County Roads Black Diamond Parcels Cities Unincorporated Area King County 270 135 270 Fee: May 10, 2011 //ord/sebalane/00008-respirele, no

Urban Growth Boundary Right of Way Issues - SE 440th Street

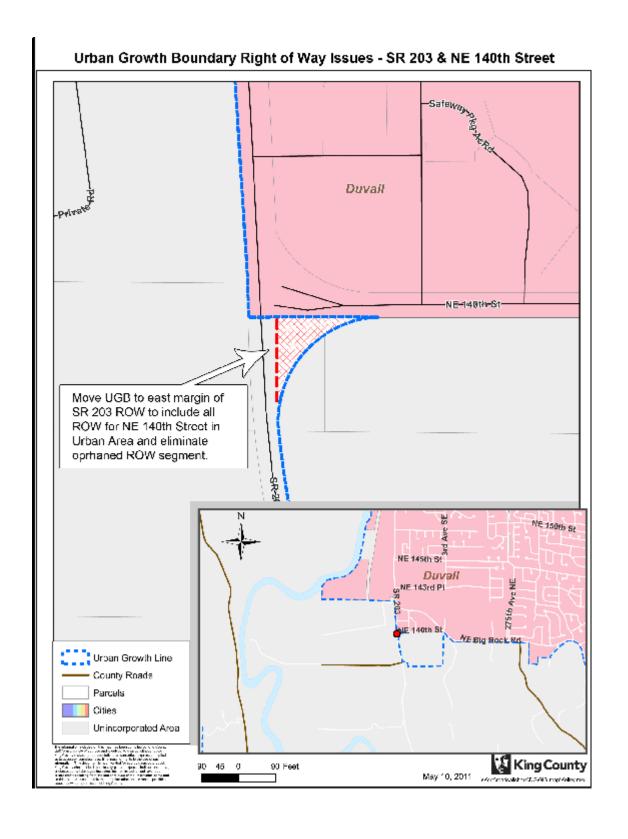






Urban Growth Boundary Right of Way Issues - SE Green Valley Road







2012 King County Comprehensive Plan Update Highway 18 – Interstate 90 Interchange Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary

This area zoning study was conducted in response to a docket request for properties along Snoqualmie Parkway at the intersection of SR-18 and I-90. This docket, submitted on behalf of the City of Snoqualmie and the owners of about 85 acres of land immediately north of the SR-18/I-90 intersection, requests an urban land use designation for the interchange area for the purpose of commercial development. Currently these properties are designated as Rural Residential and zoned RA-5, one home per five acres.

Background

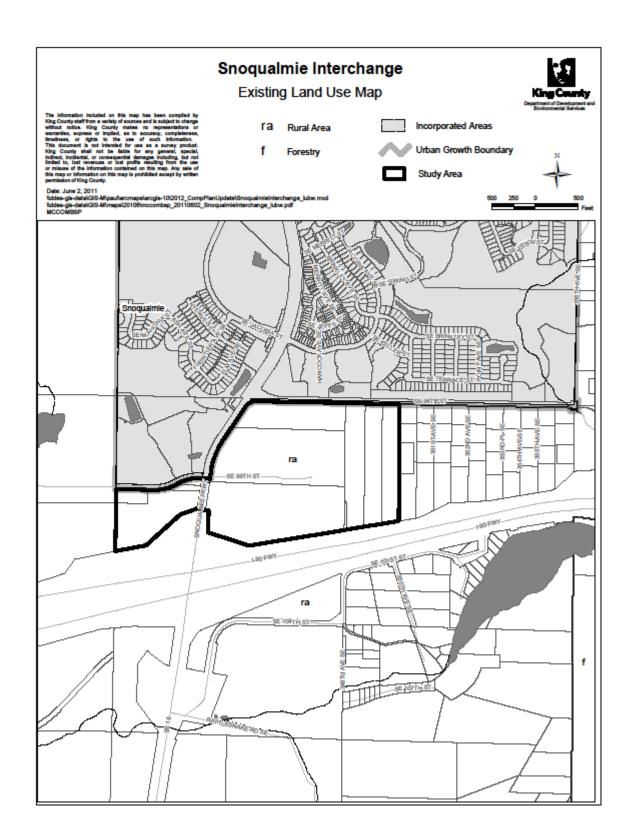
North of the study area is the Snoqualmie Ridge development within the City of Snoqualmie. East of the study area are Rural Residential properties with RA-2.5 zoning (Rural Area, one home per 2.5 acres). Interstate 90 is to the south with publicly held land across the interstate highway. The study area is within the Mountains to Sound Greenway, the corridor along I-90 that has been the focus of a major effort to preserve the natural scenic character of this area.

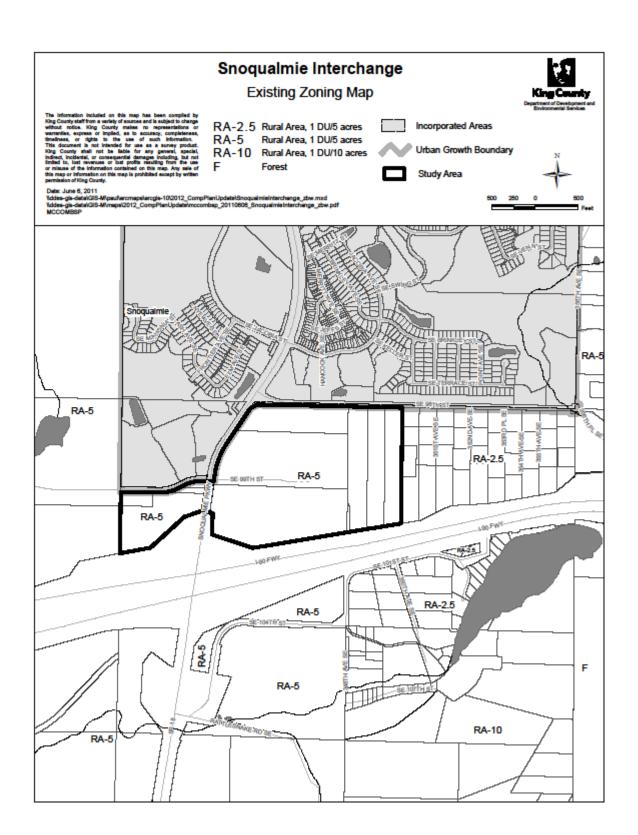
The area between I-90 and the incorporated area of the City of Snoqualmie was identified as an area for future review of long-term land use by King County and the City of Snoqualmie by the 1990 Interlocal Agreement that preceded the Snoqualmie Ridge annexation. This agreement also recognized this study area as the potential gateway to the City of Snoqualmie, but did not commit to a future urban land use designation.

The current docket request is very different from the unsuccessful 2008 proposal. Instead of institutional uses such as a hospital or a community college, commercial development is now proposed. There is no proposal for the use of transfer of development rights and the creation of at least four times as much nearby open space as new urban land that would be created. Instead, the proponents are citing recent amendments to the Growth Management Act, which they interpret to allow expansion of the Urban Growth Area (UGA) boundary when an individual city conducts a study that determines that there is a shortage of land for commercial, industrial or institutional purposes.

County staff is aware that the City has authorized a consultant study to determine whether such a shortage of available land exists within Snoqualmie, and whether there are reasonable measures that could be undertaken by the City to alleviate any shortfall of land capacity. If no reasonable measures are identified, the City believes an expansion of the UGA boundary should be allowed. This study is expected to be completed in October, 2011.

No recommendation until this land use study is complete







2012 King County Comprehensive Plan Update Vashon Town Plan Update Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Vashon citizens have been meeting for over one year to develop a recommended update of the Vashon Town Plan. A summary of recommendations has been submitted to King County. The following sections are proposed to be amended or added to the 1996 Vashon Town Plan (chapter/section/page numbers refer to current plan):

- DEVELOPMENT OF THE TOWN PLAN (Chapter II, Page 3)

The "Purpose" and "Management of the Planning Process" sections have been updated to reflect the Vashon Town Plan Committee's planning process for the 2012 update.

- WATER (Chapter IV, POLICY RECOMMENDATIONS)

A <u>new</u> section addressing water issues with the VTP boundaries has been created for the 2012 update, specifically noting the imbalance between the current zoning and the amount of available water for undeveloped properties. This section strongly encourages water policies that contain conservation as the key component, while giving the highest priority to protecting both the quantity and quality of our water resources.

- JOB NURSERY (Chapter IV, POLICY RECOMMENDATIONS)

A <u>new</u> section that addresses the need to promote a healthy, sustainable and thriving rural town business community that is beneficial to Vashon-Maury Island as a whole. This proposal is supported by the 2008 KCCP via the following policies: ED-

- BICYCLES AND ALTERNATIVE TRANSPORTATION (Chapter IV, Page 9)

A <u>new</u> section under "CIRCULATION" has been created to specifically address the desire of the community to encourage alternative modes of transportation.

- RURAL TOWN DESIGN (Chapter IV, Page 15)

The "Urban Design" section has been <u>re-named</u> "Rural Town Design", and rewriten to provide design context of the current town, examples of preserved buildings with the Vashon Town Plan boundaries, and guidelines for future development in the town. New guidelines encourage architectural design that complements existing building character and relates directly to the character of neighboring historic buildings; a review process that includes a public education and input component for all new construction; the desire to see buildings incorporate sustainable design features and the use of sustainable construction materials. The Rural Town Design amendment also includes a paragraph stating that the current Parking Reduction Zone incentive shall not be granted when an existing historic structure is demolished to make way for new construction.

- **SIGNAGE** (Chapter IV, following RURAL TOWN DESIGN)

A <u>new</u> section that addresses signage for new and existing businesses has been written with the desire to maintain the unique rural character of the island and to reflect its small town personality. The new signage section proposes limits on types and sizes of free-standing and wall-mounted signs, and now allows one free-standing sandwich boards/A-frame sign per business as long as they conform to size and safety requirements.

- HISTORIC PRESERVATION (Chapter IV, Page 20)

This section has been updated to reflect the minimal changes/activity relating to cultural resources and historic preservation in the Town of Vashon, and the collaboration between various community organizations and the King County Historic Preservation Program.

- VASHON PARK DISTRICT (Appendix B, Page B-14))

This section has been updated to reflect the current number of parks in the VPD

and annual operating budget.

- APPENDIX D: Cultural Resources Within and Adjacent to the Vashon Town Plan Boundaries

Appendix D has been updated to reflect the changes in the list of properties of architectural and historic significance.

Staff recommendation: Support the above recommendations developed by the community. Continue to monitor progress until the community submits its complete proposal to King County. Include a fully developed update of the Vashon Town Plan in the March, 2012 Executive Recommended update of the King County Comprehensive Plan.



2012 King County Comprehensive Plan Update Pacific Raceway Area Zoning Study

Public Review Draft Department of Development and Environmental Services

Summary - Background

The King County Council included the following directions in the scope of work for the 2012 update of the King County Comprehensive Plan:

Conduct an area zoning study of parcels 1021059002, 1021059008 and 0321059190 as follows:

(1) Establish a conservation easement that averages at least 300 feet from the ordinary

high watermark along the east side of Little Soos Creek. In establishing the conservation

easement, ensure that areas of high ecological value are given special consideration:

(2) If necessary, modify the underlying zoning in the area of the conservation easement

to be consistent with the purposes of the easement;

(3) Consider rezoning of a small portion of northwest corner of parcel 102105-9002 from

RA-5 to Industrial- consistent with conservation easement along the Little Soos Creek and

consistent with the Industrial zoning on the rest of the parcel; and

(4) Consider rezoning parcel 032105-9190 from RA-5 to Industrial, if necessary to allow

for an ingress and egress easement to access parcel 102105-9002.

This area zoning study is limited in scope to the issues listed above, so all other issues related to the operation and potential future redevelopment of the Pacific Raceway operation are beyond the scope of this study.

A 300' buffer for Little Soos Creek, protected by a conservation easement, was discussed during deliberations about the 2000 update of the King County Comprehensive Plan. The conservation easement was not formally required by King County and was not dedicated by the property owner at that time.

Applicable King County Comprehensive Plan Policies:

CP-1014 The operation of SIR (Pacific Raceway) is expected to continue indefinitely. The area authorized for racetrack use shall be confined to maximize protection of Little Soos Creek and its riparian area. Any future consideration of permits for its operation should be consistent with the spirit and intent of the 1991 rules and conditions which regulate operation of the facility. (Clarification that SIR is now Pacific Raceway added).

Analysis and Conclusions:

Portions of parcels 1021059002 and 1021059008, owned by Pacific Raceway, that are within the 300' buffer should be protected by a conservation easement and zoned Rural Area, one home per five acres. Any portion of parcel 0321059190, owned by the State of Washington, that is within 300' of the ordinary high water mark of Little Soos Creek should also be zoned Rural Area, one home per five acres. The purpose of the rural zoning and the conservation easement is to minimize future land development and site disturbance to protect the water quality of Little Soos Creek.

Portions of parcels 1021059002 and 0321059190 that are beyond the 300' buffer area should be zoned Industrial with P-Suffix conditions consistent with the existing P-Suffix conditions on the existing Industrial-zoned portion of Pacific Raceway. The purpose of this Industrial zoning is to allow a second access to the raceway that does not cross rural – zoned land.

Executive Staff Recommendation:

As a pre-effective condition, the property owner of Pacific Raceway shall dedicate a conservation easement on all of the land within the 300' buffer established by this study that is under Pacific Raceway ownership. This pre-effective condition must be satisfied before any permits are issued on the portions of parcels 1021059002 and 0321059190 that this study recommends to be rezoned from RA-5 to Industrial (I-P) zoning.

Amend the King County Zoning Atlas as follows:

Change the zoning for any portion of parcels 1021059002, 1021059008 and 0321059190 within 300' of the ordinary high water mark of Little Soos Creek from Industrial (I-P) to Rural (RA-5).

Change the zoning on the remainder of parcels 1021059002 and 0321059190 that are outside of the 300' buffer from Rural Area (RA-5) to Industrial (I-P). Apply the following P-Suffix condition, which has been applied to the entire Pacific Raceway property:

P-Suffix Condition SC-PO-2

Description

Seattle International Raceway (SIR)

Development Condition Text

Seattle International Raceway (SIR) (Source: Soos Creek Community Plan Update, p. 166 as revised by Ordinance 11653, Amendment 55)

The site is limited to racetrack uses only; no other industrial uses are allowed which are not permitted by the SIR Special Use Permit. The Rural land use designation will remain; should the racetrack use be terminated, this property should continue to be designated Rural and the zoning shall revert to RA-5.

